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S.F. CITY PLANNING COMMISSION

NOTICE OF MEETING & CALENDAR

1982-83

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 7, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

JAN 12 1982

SAN FRANCISCO
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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt
Salazar and Sklar.

11:30 A.M.

FIELD TRIP - To view the sites of matters scheduled for future consideration
by the City Planning Commission.

1:00 P.M.

1. Current Matters

A. Director's Report

Consideration of environmental review requirement for 4 single-family
dwellings, 335 EDGEHILL WAY, Case No. FEE0.293. An EIR requirement was
required November 16, 1980 because of proposed aquisition as open space
which proposal has since been dropped.

B. Commissioners' Questions and Matters

1:30 P.M.

2. 81.419D - Discretionary review of Building Permit Application No. 7912639 for
101 MISSION STREET, also known as 100 SPiAR STREET, Lot 1 in Asses-
sor's Block 3717, for consideration of design changes for a 21-story
office building of approximately 215,000 square feet in the C-3-0
(Downtown Office) district, which was previously authorized by the
City Planning Commission on August 27, 1981, Resolution No. 9123.

3. 81.392Q - 2300 SUTTER STREET, northwest corner at Scott Street, Lot 36 in
Assessor's Block 1051, review for consistency with the Master Plan
for a 16-UNIT COMMERCIAL CONDOMINIUM CONVERSION subdivision in a
C-2 (Community Business) district.

(Continued from the Regular Meeting of December 3, 1981)

2:00 P.M.

4. 81.529Q - 1360 MONTGOMERY STREET, Lot 37 in Assessor's Block 106, review for
consistency with the Master Plan and consideration of requested
exception from Section 1341 of the Subdivision Code regarding
low-moderate income price restrictions, for a 13-UNIT CONDOMINIUM
CONVERSION subdivision in a RH-3 (House, Three-Family) district.

2:00 P.M. (Cont)

5. 81.128EC - 1212 COLUMBUS AVENUE, northeast side, bounded by Northpoint, Jones and Bay Streets, Lots 1 and 2 in Assessor's Block 28; request for authorization of a conditional use for a PLANNED UNIT DEVELOPMENT under Sections 303 and 304 of the City Planning Code to permit a structure of approximately 43 feet in height and bulk district, and under Section 240.2 to permit construction of a 264 room hotel with an underground community parking garage for 89 vehicles in a C-2 (Community Business) district within the Northern Waterfront Special Use District No. 2.

2:45 P.M.

6. 81.633C - 73 PLEASANT STREET, south side between Jones and Taylor Streets, Lot 16 in Assessor's Block 221, request for authorization of a conditional use to permit a STRUCTURE OVER 40 FEET in height (approximately 53 feet) in an RI-3 (Mixed Residential Medium Density) district.

7. Report of filing and Consideration of Appropriateness of Public Hearing concerning abbreviated institutional Master Plan for the California Institute of Integral Studies, 2494 21st Street.

8. 81.614C - 1335 GUERRERO STREET, east side between 25th and 26th Streets, Lot 26 in Assessor's Block 6532, request for authorization of conditional use to permit a POST-SECONDARY EDUCATIONAL INSTITUTION in an RH-3 (House, Three-Family) district.

3:30 P.M.

9. 81.598D - 623-625 - 47TH AVENUE, west side between Anza Street and Sutro Heights Avenue, Lot 5 in Assessor's Block 1590 in an RH-2 (House, Two-Family) district; consideration of Discretionary Review of Building Permit Application No. 8104731 filed 5/26/81; proposal to construct a two-unit, four-story residential building.

10. 81.598D - 623-625 - 47TH AVENUE, west side between Anza Street and Sutro Heights Avenue, Lot 5 in Assessor's Block 1590 in an RH-2 (House, Two-Family) district; Discretionary Review of Building Permit Application No. 8104731 filed 5/26/81; proposal to construct a two-unit, four-story residential building.

11. 81.521U - 2163 FILBERT STREET, south side between Webster and Fillmore Streets, request for authorization of a Special Use to permit 3,650 square feet of commercial space in a C-2 (Community Business) district within the Union Street Special Use District.

12. 81.458U - 1725 UNION STREET, north side between Gough and Octavia Streets, Lot 1B in Assessor's Block 544 - request for authorization of Special Use to permit 4,760 square feet of commercial as Union Street Special Use District.

(Continued from the Regular Meeting of December 17, 1981)

13. 81.271UD - 2200 UNION STREET, northwest corner at Fillmore Street, Lot 10 in Assessor's Block 534, Discretionary Review of Building Permit Application No. 8110111 to permit the relocation of a Savings and Loan.

4:15 P.M.

14. 81.78ZE - 2165-69 MISSION STREET, east side between 17th and 18th Streets, Lot 35 in Assessor's Block 3575, request for reclassification of property from a C-2 (Community Business) to a C-1 (Heavy Commercial) district.

NOTE: The Department will recommend postponement to the Regular Meeting of January 14, 1982.

15. ZM81.7 - 260 CAPP STREET, west side between 17th and 18th Streets, a portion of Lot 36 in Assessor's Block 3575, request for reclassification of property from an RH-3 (House, Three-Family) to a C-1 (Heavy Commercial) district.

NOTE: The Department will recommend postponement to the Regular Meeting of January 14, 1982.

16. ZM80.50 - 201-65 DUBOCE AVENUE, south side between Guerrero and Market Streets, Lots 61 through 65 and 67 in Assessor's Block 3534, request for reclassification of property from an RH-3 (House, Three-Family) to an RC-1 (Residential-Commercial Combined, Moderate Density) district.

17. 81.643C - 222 SANSOME STREET, east side between California and Pine Streets, Lot 13 in Assessor's Block 261, request for authorization of a conditional use to continue use of a previously authorized (CU78.61) PARKING LOT in a C-3-0 (Downtown Office) district.

18. 81.595C - 1396 LA PLAYA, northeast corner at Judah Street, Lot 20 in Assessor's Block 1803, request for authorization of conditional use for PERMISSION TO REMAIN OPEN AFTER 10:00 P.M. FOR A NON-COMFORMING USE BAR in a RH-3 (House, Three-Family) district.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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ADDENDUM

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JAN 13 1982

SAN FRANCISCO
PUBLIC LIBRARY

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 7, 1982
ROOM 282, CITY HALL
1:00 P.M.

1. Current Matters

A. Director's Report

Consideration of endorsement of the Decision of the Director of Planning to grant, to Marathon Development California, Inc., housing development credit under the downtown OFFICE HOUSING Production Program.

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JAN 15 1982

SAN FRANCISCO
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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 14, 1982
ROOM 202, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:30 P.M.

1. Current Matters

A. Director's Report

1. Consideration of a resolution authorizing the Director of Planning to apply for, receive and expend funds in the amount of \$375,516 from the Coastal Conservancy for a recreational trail west of the Great Highway between Sloat Boulevard and Lincoln Way.
2. Consideration of final resolution adopting Commission policy with respect to Environmental Review and Discretionary Review of development proposals in the vicinity of 335 EDGEHILL WAY.
3. Consideration of a resolution authorizing the Director of Planning to enter into an agreement with the Economic Development Administration to amend the existing contract which provides for Section 302(a) planning assistance funds.

B. Commissioners' Questions and Matters

2.00 P.M.

2. R78.38 - ARLINGTON STREET, southeast side between Miguel Street and Highland Avenue, a portion of Lot 23 in Assessor's Block 6609; proposed sale of property.
3. 81.6960 - 2051 SCOTT STREET, west side between California and Sacramento Streets, Lot 1A in Assessor's Block 1026 - review for consistency with the Master Plan and consideration of proposed exception from the Subdivision Code, for a 14-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district.
4. 81.4160 - 310 STANYAN STREET, southeast corner at McAllister Street, Lot 36 in Assessor's Block 1170 - review for consistency with the Master Plan and consideration of proposed exception from Subdivision Code Sections 1341 and 1385 regarding low-moderate income price restrictions, for a 12-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district.

3:30 P.M.

5. 81.608ZE - 2165-69 MISSION STREET, each side between 17th and 18th Streets, Lot 35 in Assessor's Block 3575, request for reclassification of property from a C-2 (Community Business) to a C-M (Heavy Commercial) district.
(Continued from the Regular Meeting of January 7, 1982)

6. ZM81.7 - 260 CAPP STREET, west side between 17th and 18th Streets, a portion of Lot 36 in Assessor's Block 3575, request for reclassification of property from an RH-3 (House, Three-Family) to a C-M (Heavy Commercial) district.
(Continued from the Regular Meeting of January 7, 1982)

3:30 P.M.

7. 81.548D - 466 CLEMENTINA STREET, north side between Fifth and Sixth Streets, Lots 70 and 71 in Assessor's Block 3732 in a C-3-S (Downtown Support) district; DISCRETIONARY REVIEW in the Downtown Interim Special Review Area of Building Permit Application No. 8103703; proposal to demolish the existing shed structure and construct a three-story storage/office building.

8. 81.599D - 3622 BRODERICK STREET, east side between Jefferson and Beach Streets, Lot 3D in Assessor's Block 914 in an RH-3 (Residential, Three-Family House) district; consideration of Discretionary Review of Building Permit Application No. 8108439; proposal to demolish a 2-story single-family dwelling and construct a 4-story building containing 3 condominium units.

9. 81.599D - 3622 BRODERICK STREET, east side between Jefferson and Beach Streets, Lot 3D in Assessor's Block 914 in an RH-3 (Residential, Three-Family House) district; Discretionary Review of Building Permit Application No. 8108439; proposal to demolish a 2-story single-family dwelling and construct a 4-story building containing 3 condominium units.

10. 81.127U - 3572 SACRAMENTO STREET, north side between Locust and Laurel Streets, Lot 14 in Assessor's Block 1010, request for authorization of Special Use to Permit 4,370 SQUARE FEET OF COMMERCIAL SPACE in a C-2 (Community Business) district in the Sacramento Street Special Use District.
(Continued from the Regular Meeting of December 10, 1981)

11. CU80.57 - 1685-1687 MCKINNON AVENUE and 1215 NEWHALL STREET, Lot 16 in Assessor's Block 5306, Request for Conditional Use for USED PLUMBING HARDWARE AND APPLIANCE DEALER (including open storage), in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of October 15, 1981)

4:15 P.M.

12. 81.523E - 7227 GEARY BOULEVARD, south side between 36th and 37th Avenue, Lot 20 in Assessor's Block 1508, APPEAL OF NEGATIVE DECLARATION for project consisting of three 4-story, 3-unit buildings.

13. 81.353E - Appeal of the Preliminary Negative Declaration at 1000-1010 MONTGOMERY STREET, north side of Broadway Street, between Montgomery and Bartol Street, Lot 9 in Assessor's Block 143, interior alterations to convert a 17-unit, 4-story residential building to commercial space, with possible retention of one commercial space at street level and possible provisions of approximately 15 off-street parking spaces in a C-2 (Community Business district).

(Continued from the Regular Meeting of December 3, 1981)

14. 81.353D - Discretionary Review of Building Permit Application No. 8103556 at 1000-1010 MONTGOMERY STREET, north side of Broadway street between Montgomery and Bartol Streets, Lot 9 in Assessor's Block 143, interior alterations to convert a 17-unit, 4-story residential building to commercial office space, with possible retention of one commercial space at street level and possible provision of approximately 15 off-street parking spaces, in a C-2 (Community Business) district.

(Continued from the Regular Meeting of December 3, 1981)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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addendum

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 14, 1982
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

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2:00 P.M.

2A---ARLINGTON STREET, southeast side between Miguel Street and Highland Avenue, a portion of Lot 23 in Assessor's Block 6689 - consideration of adoption of a resolution initiating a reclassification from a P (Public Use) to an RH-2 (House, Two-Family) district.

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ADDENDUM

NOTICE OF MEETING
AND CALENDAR

OF THE

— SAN FRANCISCO
CITY PLANNING COMMISSION

REGULAR MEETING

THURSDAY

JANUARY 14, 1982
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS 2000

1/14/1982

LIBRARY
PUBLIC LIBRARIES

12:00 NOON - Executive Session to confer with Counsel on pending
and possible litigation.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 21, 1982
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

1-28-1982

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:30 P.M.

1. Current Matters

A. Director's Report

1. Progress Report on fulfillment of conditions imposed by the City Planning Commission Resolution No. 9242 on United Federal Savings and Loan, Chinatown at 1066 GRANT AVENUE. (81.532D)
2. Endorsement of declaration of intent to impose, as a mandatory mitigation measure in new construction and changes of use or occupancy, revised off-street freight loading requirements and guidelines in a manner complying with recommendations of the Center City Circulation Program; and to authorize preparation of amendments to the City Planning Code for future adoption.

B. Commissioners' Questions and Matters

1:45 P.M.

2. Election of Officers

In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first regular meeting of the Commission held on or after the 15th day of January of each year; or at a subsequent meeting, the date which shall be fixed by the Commission at the first regular meeting on or after the 15th day of January each year".

2:00 P.M.

3. Guidelines for the Downtown Office/Housing Production Program. Consideration of adoption of guidelines was continued to this date, but will be continued further without discussion, to a Special Meeting of the City Planning Commission on Tuesday, January 26, 1982, commencing at 2:00 p.m., Library Commission Room, Main Library, 3rd Floor.
4. Report of filing and consideration of appropriateness of public hearing concerning abbreviated Institutional Master Plan for the California Institute Of Integral Studies, 2494 - 21ST STREET.
(Continued from the Regular Meeting of January 7, 1982)

2:00 P.M. (Cont)

5. 81.614C - 1335 GUERRERO STREET, east side between 25th and 26th Streets, Lot 26 in Assessor's Block 6532, request for authorization of conditional use to permit a post-secondary educational institution in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of January 7, 1982)

6. 82.19D - 870 BRANNAN STREET, at the corner of 8th Street, Lots 6, 7 and 7A in Assessor's Block 3780; consideration of discretionary review of Building Permit Application No. 8109382 for conversion of a 230,000 net square-foot, 4-story industrial building to use as a wholesale design center, in an M-2 (Industrial) district.
NOTE: The staff will recommend discretionary review in order to recommend for approval of the project with conditions concerning provision of off-street parking.

7. 82.19D - 870 BRANNAN STREET, at the corner of 8th Street, Lots 6, 7 and 7A in Assessor's Block 3780; discretionary review of Building Permit Application No. 8109382 for conversion of a 230,000 net square-foot, 4-story industrial building to use as a wholesale design center, in an M-2 (Industrial) district.

8. 81.627U - 4107-19 - 24TH STREET, southwest corner at Castro Streets, Lot 1 and 43 in Assessor's Block 6506 - request for authorization of Special Use to permit RESTAURANT EXPANSION in a C-2 (Community Business) district in the Noe Valley Special Use District.

9. 81.661U - 1705 HAIGHT STREET, southwest corner at Shrader Street, Lot 1 in Assessor's Block 1248 - request for authorization of Special Use to permit a RESTAURANT in a C-2 (Community Business) district in the Haight Street Special Use District.

10. 81.333Q - 1845 LEAVENWORTH STREET, west side between Green and Vallejo Street, Lot 3 in Assessor's Block 125, review for consistency with the Master Plan of a 5-UNIT CONDOMINIUM CONVERSION subdivision in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of December 17, 1981)

11. 81.479Q - 2360 PACIFIC AVENUE, north side between Fillmore and Webster Streets, Lot 8B in Assessor's Block 581, review for consistency with the Master Plan of a 21-UNIT CONDOMINIUM CONVERSION subdivision in an RM-1 (Mixed Residential, Low Density) district.
(Continued from the Regular Meeting of December 17, 1981)

3:00 P.M.

12. 81.392Q - 2300 SUTTER STREET, northwest corner at Scott Street, Lot 36 in Assessor's Block 1051, review for consistency with the Master Plan for a 16-UNIT COMMERCIAL CONDOMINIUM CONVERSION subdivision in a C-2 (Community Business) district.

(Continued from the Regular Meeting of January 7, 1982)

13. 81.529Q - 1360 MONTGOMERY STREET, Lot 37 in Assessor's Block 106, review for consistency with the Master Plan and consideration of requested exception from Section 1341 of the Subdivision Code regarding low-moderate income price restrictions, for a 13-UNIT CONDOMINIUM CONVERSION subdivision in a RH-3 (House, Three-Family) district.

(Continued from the Regular Meeting of January 7, 1982)

3:30 P.M.

14. 81.61E - 115-135 MAIN OFFICE BUILDING, 135 MAIN STREET, Lot 12 and 13 in Assessor's Block 3717; public hearing on the draft environmental impact report for a 22-story, 340-foot high office building with 264,000 square feet of floor area, ground floor retail space and subsurface parking for 22 cars after demolition of two brick commercial structures; requiring discretionary review.

4:45 P.M.

15. EE80.339 - POST AND KEARNY STREET, southeast corner, Lots 7, 8, 9, 10 and 11 in Assessor's Block 311, public hearing on the draft environmental impact report for a 17-story office building with ground level financial and retail space, approximately 200,000 square feet with 23 parking spaces, after demolition of existing buildings of approximately 90,000 square feet; requiring discretionary review.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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1/26/82

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
TUESDAY
JANUARY 26, 1982
LIBRARY COMMISSION ROOM
MAIN LIBRARY, 3RD FLOOR
2:00 P.M.

DOCUMENTS DEPT.

1/26/82

LIBRARY COMMISSION
MAIN LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

2:00 P.M.

1. Presentation of UC-Berkeley Simulation Laboratory Analysis of future growth of downtown San Francisco under existing Planning Code and under changes proposed in "Guiding Downtown Development".
(approximately one hour)
2. Presentation of the "Plan for Rincon Hill" - a plan prepared by the UC-Berkeley Housing Task Force and the Department of City Planning for a New High Density Residential Neighborhood.
(approximately one hour)
3. Discussion of Downtown and South of Market Parking Policies.
4. Discussion of South of Market Land Use Policies and Consideration of Interim Zoning Controls.
(Items 3 and 4 - approximately two hours)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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1-26-82

addendum

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
TUESDAY
JANUARY 26, 1982
LIBRARY COMMISSION ROOM
MAIN LIBRARY, 3RD FLOOR
2:00 P.M.

2:00 P.M.

5. Consideration of adoption of guidelines for the Downtown
Office/Housing Production Program.
(Continued from the Regular Meeting of January 21, 1982)

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1-17-1982

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 28, 1982
ROOM 202, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

12:00 P.M.

FIELD TRIP - To view the sites of matters scheduled for future consideration by the City Planning Commission.

1:30 P.M.

1. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters
- C. Informational presentation of building design for the 1040-room RAMADA HOTEL for the block bounded by Mason, Eddy, 5th Street North and Ellis Street.

2:00 P.M.

2. 81.267L - MASKEY BUILDING, 46-52 KEARNY STREET, Lot 8 In Assessor's Block 311, consideration of LANDMARK DESIGNATION.

(Continued from the Regular Meeting of December 10, 1981)

3. 81.104EDC - Consideration of Certification of the Final Environmental Impact Report for the WASHINGTON/MONTGOMERY BUILDING, southwest corner of Washington and Montgomery Streets, Lot 2-1 and 25 in Assessor's Block 208.

4. 81.104EDC - Southwest Corner WASHINGTON AND MONTGOMERY STREET, Lots 2, 3, 4 and 25 in Assessor's Block 208; request for authorization of a conditional use, for BONUS FLOOR AREA of up to 83,000 Square feet, to be utilized for residential use only, as part of a mixed use residential/office project of 24 stories in height, six floors of which would be residential, in a C-3-0 (Downtown Office) and 300-H Height and Bulk District.

NOTE: This hearing will also serve as the discretionary review hearing required under City Planning Commission Resolution Nos. 8480 and 6112.

3:00 P.M.

5. 81.127U - 3572 - SACRAMENTO STREET, north side between Locust and Laurel Streets, Lot 14 in Assessor's Block 1010, request for authorization of Special Use to Permit 4,370 SQUARE FEET OF COMMERCIAL SPACE in a C-2 (Community Business) district in the Sacramento Street Special Use District.

(Continued from the Regular Meeting of January 14, 1982)

6. CU80.226 - 2953 FOLSOM STREET, east side between 25th and 26 Streets, Lot 26 in Assessor's Block 6524; authorization of conditional use for CONTRACTOR'S STORAGE in an RH-2 (House, Two-Family) district.

(Continued from the Regular Meeting of December 17, 1981)

4:15 P.M.

7. 81.585Q - 1329 TAYLOR STREET, west side between Jackson and Washington Streets, Lot 3 in Assessor's Block 189 - review for consistency with the Master Plan for a 13-UNIT CONDOMINIUM CONVERSION subdivision in an RM-3 (Mixed Residential, Medium Density) district.

8. 81.128DC - 1212 COLUMBUS AVENUE, northeast side, bounded by Northpoint, Jones and Bay Streets, Lot 1 and 2 in Assessor's Block 28; request for authorization of a conditional use for a PLANNED UNIT DEVELOPMENT, 264-room HOTEL, having a portion of its height over 40 feet and 89 off-street parking spaces where a maximum height of 40 feet and a maximum of 24 off-street parking spaces is otherwise permitted, in a C-2 (Community Business) district within the Northbank Water-Front-Special Use District No. 2.

(Continued from the Regular Meeting of January 7, 1982)

4:45 P.M.

9. 81.529Q - 1360 MONTGOMERY STREET, Lot 37 in Assessor's Block 106, review for consistency with the Master Plan and consideration of requested exception from Section 1341 of the Subdivision Code regarding low-moderate income price restrictions, for a 13-UNIT CONDOMINIUM CONVERSION subdivision in a RH-3 (House, Three-Family) district.

(Continued from the Regular Meeting of January 21, 1982)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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1-28-82

addendum

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 28, 1982
ROOM 282, CITY HALL
1:30 P.M.

3:00 P.M.

5A. 81.127U - 3572 SACRAMENTO STREET, north side between Locust and Laurel Streets, Lot 14 in Assessor's Block 1010; consideration of request for Discretionary Review of Building Permit Application No. 8103315 for conversion and expansion of existing school building to ground floor commercial (subject to approval of the above matter) and eleven (11) units of housing in a C-2 (Community Business) district in the Sacramento Street Special Use District.

5B. 81.127U - 3572 SACRAMENTO STREET, north side between Locust and Laurel Streets, Lot 14 in Assessor's Block 1010; Discretionary Review of Building Permit Application No. 8103315 for conversion and expansion of existing school building to ground floor commercial (subject to approval of the above matter) and eleven (11) units of housing in a C-2 (Community Business) district in the Sacramento Street Special Use District.

DOCUMENTS DEPT.

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Special

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
WEDNESDAY
FEBRUARY 3, 1982
100 LARKIN STREET
12:45 P.M.

12:45 P.M.

EXECUTIVE SESSION - To confer with Counsel on pending and possible litigation.

Adjournment.

DOCUMENTS DEPT.

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SAN FRANCISCO
PUBLIC LIBRARY

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DOCUMENTS DEPT.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 4, 1982
ROOM 232, CITY HALL
1:30 P.M.

FEB 8 1982

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

12:00 P.M.

FIELD TRIP -- To view the sites of matters scheduled for future consideration by the City Planning Commission.

1:30 P.M.

1. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters

2:00 P.M.

2. 81.127U - 3572 -- SACRAMENTO STREET, north side between Locust and Laurel Streets, Lot 14 in Assessor's Block 1010, request for authorization of Special Use to Permit 4,370 SQUARE FEET OF COMMERCIAL SPACE in a C-2 (Community Business) district in the Sacramento Street Special Use District.

(Continued from the Regular Meeting of January 28, 1982)

3. 81.127D - 3572 - SACRAMENTO STREET, north side between Locust and Laurel Streets, Lot 14 in Assessor's Block 1010; discretionary review of Building Permit Application No. 8103315 for conversion and expansion of existing school building to ground floor commercial subject to approval of the above matter) and eleven (11) units of housing in a C-2 (Community Business) district in the Sacramento Street Special Use District.

(Continued from the Regular Meeting of January 28, 1982)

4. 81.453U - 1725 UNION STREET, north side between Gough and Octavia Streets, Lot 1B in Assessor's Block 544; request for authorization of Special Use to permit 4,760 square feet of commercial space in a C-2 (Community Business) district, in the Union Street Special Use District.

(Continued from the Regular Meeting of January 7, 1982)

NOTE: The above matter is proposed for continuation indefinitely.

February 4, 1982

2:00 P.M. (Cont)

5. Consideration of Resolution of Intention to amend Section 242.1 of the City Planning Code, the standards for the Union Street Special Use District, to require special use authorization for construction in the rear yard areas of lots in this district. (This is initiation of proposed text amendment to the Planning Code and would become effective after enactment by the Board of Supervisors and approval by the Mayor. The Planning Commission policy of discretionary review of all permit applications in this district remains in effect.) If initiated, a public hearing on the proposal will be scheduled for March 4, 1982.
6. 81.350EZ - 1603 BLOCK OF UNION STREET, north side between Franklin and Gough Streets, Lots 2A, 2B, 2C, 3-8, 9, 9A, 9B, 9D and 9E in Assessor's Block 529; request for reclassification of property from a C-2 (Community Business) to an RC-1 (Residential-Commercial Combined, Low Density) district, in the Union Street Special Use District. (Continued from the Regular Meeting of December 3, 1981)

2:30 P.M.

7. 81.471EZ - 1-45 MASONIC AVENUE and 2701-2725 GEARY BOULEVARD, southwest corner of Geary Boulevard and Masonic Avenue and adjoining lots, Lots 1 through 6 and 36 in Assessor's Block 1092; request for reclassification of property from a C-2 (Community Business) and an RH-3 (House, Three-Family) district to an RC-3 (Residential-Commercial Combined, Medium Density) district.
NOTE: Proposed for continuation to March 4, 1982.
8. 81.651C - 175 OLYMPIA WAY, southwest side of Dellbrook Avenue, Lot 10 in Assessor's Block 2842; request for authorization of conditional use for a 600 square-foot ADDITION TO A CHURCH in an RH-1 (House, One-Family) district.
9. 82.7C - 10 UNITED NATIONS PLAZA, northeast corner of Market and Leavenworth Streets, Lots 40 and 42 in Assessor's Block 351; request for authorization of conditional use for a rooftop SATELLITE EARTH STATION ANTENNA fewer than 1,000 feet from a residential district in a C-3-G (Downtown General Commercial) district and an 80-X Height and Bulk District.

3:00 P.M.

10. 81.385EZ - 2910 CALIFORNIA STREET, north side between Baker and Broderick Streets, Lots 30 and 31 in Assessor's Block 1024; request for reclassification of property from an RH-2 (House, Two-Family) to an RI-1 (Mixed Residential, Low Density) district.
11. 81.558EVZ - 636 PRESIDIO AVENUE, east side between Pine and Bush Streets, and 2654-60 DUSH STREET, north side between Lyon Street and Presidio Avenue, portion of Lot 14 in Assessor's Block 1046; request for reclassification of property from an RH-2 (House, Two-Family) to an RI-1 (Mixed Residential, Low Density) district.

3:00 P.M. (Cont)

12. ZM81.4 - 2626 BALBOA STREET, north side between 27th and 28th Avenues, Lot 11A in Assessor's Block 1570; request for reclassification of property from an RH-2 (House, Two-Family) to an RC-1 (Residential-Commercial Combined, Low Density) district. (EE80.35)

3:30 P.M.

13. 81.674C - 299 DOLORES STREET, northeast corner at 16th Street, Lot 25 in Assessor's Block 3556; request for authorization of conditional use to permit MODIFICATION of EXISTING DAY CARE CENTER by replacement of existing gymnasium with a new one-story classroom building in an RN-1 (Mixed Residential, Low Density) district.

14. 81.629EZ - 582 - 30TH STREET, north side between Castro and Noe Streets, Lots 3 through 6 and 14 in Assessor's Block 6640 - request for reclassification of property from an RH-1 (House, One-Family) to an RH-1(S) (House, One-Family With Minor Second Unit) district.

15. 82.3D - 1616 FUNSTON AVENUE, east side between Lawton and Moraga Streets, Lot 33 in Assessor's Block 1931 in an RH-2 (House, Two-Family) district; consideration of discretionary review of Building Permit Application No. 8106481; proposal to demolish a 3-story, two-family building and construction of a 4-story building with two units.

16. 82.3D - 1616 FUNSTON AVENUE, east side between Lawton and Moraga Street, Lot 33 in Assessor's Block 1931 in an RH-2 (House, Two-Family) district; discretionary review of Building Permit Application No. 8106481; proposal to demolish a 3-story, two-family building and construction of a 4-story building with two units.

4:30 P.M.

17. 81.585Q - 1329 TAYLOR STREET, west side between Jackson and Washington Streets, Lot 3 in Assessor's Block 189; review for consistency with the Master Plan for a 13-UNIT CONDOMINIUM CONVERSION subdivision in an RN-3 (Mixed Residential, Medium Density) district.
(Continued from the Regular Meeting of January 28, 1982)
NOTE: Proposed for continuation to February 11, 1982.

18. 81.529Q - 1360 MONTGOMERY STREET, Lot 37 in Assessor's Block 106, review for consistency with the Master Plan and consideration of requested exception from Section 1341 of the Subdivision Code regarding low-moderate income price restrictions, for a 13-UNIT CONDOMINIUM CONVERSION subdivision in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of January 28, 1982)
NOTE: Proposed for continuation to February 11, 1982.

NOTICE OF MEETING AND CALENDAR

-4-

February 4, 1982

4:30 P.M.

19. 81.500EC - Request for authorization of conditional use at 1300 SACRAMENTO STREET, at Jones Street, Lot 8 in Assessor's Block 220 in an R1-4 (Mixed Residential, High Density) district and 160A height and bulk district, construct 14½-story, 24-unit residential condominiums, providing 24-off-street parking spaces, requiring demolition of existing 4-story residential building with 22 dwelling units; and conditional use authorization to build up to a 160-foot height limit.

(Continued from the Regular Meeting of December 10, 1981)

NOTE: Proposed for continuation without public discussion to February 25, 1982.

20. 81.333Q - 1845 LEAVENWORTH STREET, west side between Green and Vallejo Streets, Lot 3 in Assessor's Block 125, review for consistency with the Master Plan of a 5-UNIT CONDOMINIUM CONVERSION subdivision in an RH-3 (House, Three-Family) district.

(Continued from the Regular Meeting of January 21, 1982)

5:30 P.M.

21. 81.306ED - Appeal of the Preliminary Negative Declaration for the TOWNSEND STREET OFFICE BUILDING, 254-264 TOWNSEND STREET, west side of Lusk Street, Lot 24 in Assessor's Block 3787; construction of a 7-story, 81,900 square-foot office building with a separate 146-space parking garage on a vacant lot within an M-2 (Heavy Industrial) district, in a 105-F Height and Bulk District.

22. 81.306ED - TOWNSEND STREET OFFICE BUILDING, 254-264 TOWNSEND STREET, west side of Lusk Street, Lot 24 in Assessor's Block 3787; consideration of discretionary review of Building Permit Application Nos. 8107972-8107973 for construction of a 7-story, 81,900 square-foot office building with a separate 146-space parking garage on a vacant lot within an M-2 (Heavy Industrial) district, in a 105-F Height and Bulk District.

23. 81.306ED - TOWNSEND STREET OFFICE BUILDING, 254-264 TOWNSEND STREET, west side of Lusk Street, Lot 24 in Assessor's Block 3787; discretionary review of Building Permit Application Nos. 8107972-8107973 for construction of a 7-story, 81,900 square-foot office building with a separate 146-space parking garage on a vacant lot within an M-2 (Heavy Industrial) district, in a 105-F Height and Bulk District.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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2/11/82

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 11, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

02/11/1982

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PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

11:30 A.M.

FIELD TRIP - To view the Wisconsin Street Site scheduled for consideration by the City Planning Commission

1:00 P.M.

1. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters

1:30 P.M.

2. Consideration of resolutions regarding preparation of interim controls for consideration by the City Planning Commission for the proposed Rincon Hill Special Use District, South Park Mixed Use, and South of Market Industrial Conservation Districts.

(Continued from the Special Meeting of January 26, 1982)

3. 81.598D - 623-625 - 47TH AVENUE, west side between Anza Street and Sutro Heights Avenue, Lot 5 in Assessor's Block 1590 in an RH-2 (House, Two-Family) district, consideration of Discretionary Review of Building Permit Application No. 8104731; proposal to construct a two-unit, four-story residential building.

(Continued from the Regular Meeting of January 7, 1982)

4. 81.598D - 623-625 - 47TH AVENUE, west side between Anza Street and Sutro Heights Avenue, Lot 5 in Assessor's Block 1590 in an RH-2 (House, Two-Family) district; discretionary review of Building Permit Application No. 8104731; proposal to construct a two-unit, 4-story residential building.

(Continued from the Regular Meeting of January 7, 1982)

5. R78.33 - ARLINGTON STREET, southeast side between Miguel Street and Highland Avenue, a portion of Lot 23 in Assessor's Block 6689; proposed sale of property, in a P (Public Use) district.

(Continued from the Regular Meeting of January 14, 1982)

6. ARLINGTON STREET, southeast side between Miguel Street and Highland Avenue, a portion of Lot 23 in Assessor's Block 6689; consideration of adoption of a resolution initiating a reclassification from a P (Public Use) to an RH-2 (House, Two-Family) district.

(Continued from the Regular Meeting of January 14, 1982)

2:30 P.M.

7. 81.416Q - 310 STANYAN STREET, southeast corner at McAllister Street, Lot 36 in Assessor's Block 1170; review for consistency with the Master Plan and consideration of proposed exception from Subdivision Code Sections 1341 and 1385 regarding low-moderate income price restrictions for a 12-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of January 14, 1982)

81.480Q - 2029 PIERCE STREET, west side between California and Sacramento Streets, Lot 1C in Assessor's Block 633; review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RI-2 (House, Two-Family) district.

81.481Q - 1030 BUSH STREET, north side between Leavenworth and Jones Streets, Lot 12 in Assessor's Block 276; review for consistency with the Master Plan for a 7-UNIT CONDOMINIUM CONVERSION subdivision in an RC-4 (Residential-Commercial Combined, High Density) district.

10. 81.597Q - 2856 SCOTT STREET, east side between Union and Green Streets, Lot 17 in Assessor's Block 547; review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RI-1 (Mixed Residential, Low Density) district.

11. 81.529Q - 1360 MONTGOMERY STREET, Lot 37 in Assessor's Block 106, review for consistency with the Master Plan and consideration of requested exception from Section 1341 of the Subdivision Code regarding low-moderate income price restrictions, for a 13-UNIT CONDOMINIUM CONVERSION subdivision in an RI-3 (House, Three-Family) district.
(Continued from the Regular Meeting of February 4, 1982)

3:00 P.M.

12. 81.127U - 3572 SACRAMENTO STREET, north side between Locust and Laurel Streets, Lot 14 in Assessor's Block 1010; request for authorization of Special Use to permit 4,370 square feet of commercial space in a C-2 (Community Business) district in the Sacramento Street Special Use District.
(Continued from the Regular Meeting of January 28, 1982)

13. 81.127D - 3572 SACRAMENTO STREET, north side between Locust and Laurel Streets, Lot 14 in Assessor's Block 1010; discretionary review of Building Permit Application no. 8103315 for conversion and expansion of existing school building to ground floor commercial (subject to approval of the above matter) and eleven (11) units of housing in a C-2 (Community Business) district in the Sacramento Street Special Use District.
(Continued from the Regular Meeting of January 28, 1982)

February 11, 1982

3:30 P.M.

14. EE81.29 - Appeal of the preliminary negative declaration for the WISCONSIN STREET SITE, within an area generally bounded by 23rd Street on the north, Wisconsin Street on the east, 26th Street on the south and DeLaro Street on the west, and including the northwest corner of 27th and DeLaro Streets, Lot 1 in Assessor's Block 4213, Lot 15 in Assessor's Block 4219, Lot 6 in Assessor's Block 4282A, Lots 3, 11, 12 and 13 in Assessor's Block 4283A, Lots 9 and 10 in Assessor's Block 4284A; request for reclassification from a P (Public Use) to an RH-1 (House, Single-Family) or RI-2 (House, Two-Family) district. In addition for Lot 1 in Assessor's Block 4218; request for reclassification from a 40-X Height and Bulk District to an OS (Open Space) Height and Bulk District.

15. ZM81.3 - The WISCONSIN STREET SITE, within an area generally bounded by 23rd Street on the north, Wisconsin Street on the east, 26th Street on the south and DeLaro Street on the west, and including the northwest corner of 27th and DeLaro Streets, Lot 1 in Assessor's Block 4213, Lot 15 in Assessor's Block 4219, Lot 6 in Assessor's Block 4282A, Lots 3, 11, 12 and 13 in Assessor's Block 4283A, Lots 9 and 10 in Assessor's Block 4284A; request for reclassification from a P (Public Use) to an RH-1 (House, Single-Family) or RI-2 (House, Two-Family) district. In addition for Lot 1 in Assessor's Block 4218; request for reclassification from a 40-X Height and Bulk District to an OS (Open Space) Height and Bulk District.

16. 82.25CR - The WISCONSIN STREET SITE, within an area generally bounded by 23rd Street on the north, Wisconsin Street on the east, 26th Street on the south and DeLaro Street on the west and including the northwest corner of 26th and DeLaro Streets, Lot 1 in Assessor's Block 4213, Lot 15 in Assessor's Block 4219, Lot 6 in Assessor's Block 4282A, Lots 3, 11, 12 and 13 in Assessor's Block 4283A, Lots 9 and 10 in Assessor's Block 4284A; request for authorization of conditional use for a PLANNED UNIT DEVELOPMENT, with modifications to open space, density, off-street parking and loading provisions otherwise applicable to the subject site, for approximately 120 dwelling units, of which ten would be rehabilitation of existing units, with 130 on-site parking spaces, with recreation facilities and community center, and with reservation of approximately 3 acres as public open space in Lot 1 of Assessor's Block 4218.

17. R81.5 - Sale or Lease of WISCONSIN STREET Site.

18. 82.25CR(A) - Purchase of 10-unit building at 32 Pali Road, Lot 11 in Assessor's Block 4263A.

19. 32.25CR(B) - Vacation of a portion of Carolina Street, north of 26th Street.

20. 31.25CR(C) - Dedication of a portion of 25th Street between DeLaro Street and Wisconsin Street.

4:30 P.M.

21. ~~EE~~80.349 - Consideration of certification of the Final Environmental Impact Report for 160 SPEAR/145 MAIN STREET, a mid block parcel between Spear and Main Streets, Lots 5, 10 and 11 in Assessor's Block 3717; for a proposed new 19-story office commercial structure of approximately 306,500 gross square feet in the C-3-0 (Downtown Office) and 240-G Height and Bulk District.

22. 82.53D - 160 SPEAR /145 MAIN STREETS, a mid block parcel between Spear and Main Streets, Lots 5, 10 and 11 in Assessor's Block 3717; discretionary review of Building Permit Application No. 8009639 for a proposed new 19-story office commercial structure of approximately 306,500 gross square feet in the C-3-0 (Downtown Office) and 240-G Height and Bulk District, requiring discretionary review.

5:15 P.M.

23. 81.353E - Appeal of the Preliminary Negative Declaration at 1000-1010 MONTGOMERY STREET, north side of Broadway Street, between Montgomery and Bartol Streets, Lot 9 in Assessor's Block 143; interior alterations to convert a 17-unit, 4-story residential building to commercial space, with possible retention of one commercial space at street level and possible provision of approximately 15 off-street parking spaces in a C-2 (Community Business) district.
(Continued from the Regular Meeting of January 14, 1982)

24. 81.353D - Discretionary Review of Building Permit Application No. 8103556 at 1000-1010 MONTGOMERY STREET, north side of Broadway Street between Montgomery and Bartol Streets, Lot 9 in Assessor's Block 143; interior alterations to convert a 17-unit, 4-story residential building to commercial space at street level and possible provision of approximately 15 off-street parking spaces in a C-2 (Community Business) district.
(Continued from the Regular Meeting of January 14, 1982)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 553-4656.

Feb 18 1982

SAN FRANCISCO
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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 18, 1982
ROOM 232, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:30 P.M.

1. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters

2:00 P.M.

2. 81.639C - 600 SUTTER STREET, northwest corner of Mason Street, Lot 4 in Assessor's Block 283 - request for authorization of conditional use for parking exceeding accessory amount (14 PARKING SPACES REQUEST AND 6 ALLOWED) in a C-3-G (Downtown General Commercial) district.

3. 81.269R - Vacation of a portion of Minnesota Street, south of 25th Street.

2:30 P.M.

4. 81.392Q - 2300 SUTTER STREET, northwest corner at Scott Street, Lot 36 in Assessor's Block 1051, review for consistency with the Master Plan for a 16-UNIT COMMERCIAL CONDOMINIUM CONVERSION subdivision in a C-2 (Community Business) district.

(Continued from the Regular Meeting of January 21, 1982)

NOTE: The Department will recommend continuance to April 15, 1982.

5. 81.529Q - 1360 MONTGOMERY STREET, Lot 37 in Assessor's Block 106, review for consistency with the Master Plan and consideration of requested exception from Section 1341 of the Subdivision Code regarding low-moderate income price restrictions, for a 13-UNIT CONDOMINIUM CONVERSION subdivision in an RH-3 (House, Three-Family) district.

(Continued from the Regular Meeting of February 11, 1982)

6. 32.7C - 10 UNITED NATIONS PLAZA, northeast corner of Market and Leavenworth Streets, Lots 40 and 42 in Assessor's Block 351; request for authorization of conditional use for a rooftop SATELLITE EARTH STATION ANTENNA fewer than 1,000 feet from a residential district in a C-3-G (Downtown General Commercial) district and an 80-X Height and Bulk District.

(Continued from the Regular Meeting of February 4, 1982)

3:00 P.M.

7. 81.128EC - 1212 COLUMBUS AVENUE, northeast side, bounded by Northpoint, Jones and Bay Streets, Lot 1 and 2 in Assessor's Block 28; request for authorization of a conditional use for a PLANNED UNIT DEVELOPMENT, 264-room HOTEL, having a portion of its height over 40 feet and 89 off-street parking spaces where a maximum height of 40 feet and a maximum of 24 off-street parking spaces is otherwise permitted, in a C-2 (Community Business) district within the Northern Waterfront Special Use District No. 2.

(Continued from the Regular Meeting of January 28, 1982)

3:30 P.M.

8. 82.3D - 1616 FUNSTON AVENUE, east side between Lawton and Moraga Streets, Lot 33 in Assessor's Block 1931 in an RH-2 (House, Two-Family) district; consideration of discretionary review of Building Permit Application No. 8106481; proposal to demolish a 3-story, two-family building and construction of a 4-story building with two units.

(Continued from the Regular Meeting of February 4, 1982)

9. 82.3D - 1616 FUNSTON AVENUE, east side between Lawton and Moraga Street, Lot 33 in Assessor's Block 1931 in an RH-2 (House, Two-Family) district; discretionary review of Building Permit Application No. 8106481, proposal to demolish a 3-story, two-family building and construction of a 4-story building with two units.

(Continued from the Regular Meeting of February 4, 1982)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 553-4656.

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Addendum

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE

— SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY

FEBRUARY 18, 1982
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

FEB 19 1982

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2:00 P.M.

3A. 81.631D - 847 SANSOME STREET, a mid block parcel between Pacific Avenue and Broadway Street, Lot 2 in Assessor's Block 164; discretionary review of Building Permit Application No. 8110899 for a proposed 4-story office building plus basement of approximately 22,300 square feet in the C-2 (Community Business) and 65-A Height and Bulk District, also located in the Washington-Broadway Special Use District No. 2

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FEB 24 1982

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 25, 1982
ROOM 282, CITY HALL
1:00 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

12:00 P.M.

FIELD TRIP -- To view the sites of matters schedule for future consideration by the City Planning Commission.

1:00 P.M.

1. Current Matters

A. Director's Report

1. Presentation of the Downtown EIR Status.
2. Consideration of resolutions regarding preparation of interim controls for consideration by the City Planning Commission for the proposed South Park Mixed Use, and South of Market Industrial Conservation Districts.

(Continued from the Regular Meeting of February 11, 1982)

B. Commissioners' Questions and Matters

1:30 P.M.

2. 81.353E - Appeal of the Preliminary Negative Declaration at 1000-1010 MONTGOMERY STREET, north side of Broadway Street, between Montgomery and Bartol Street, Lot 9 in Assessor's Block 143; interior alterations to convert a 16-unit, 4-story residential building to commercial space, with possible retention of one commercial space at street level and possible provision of approximately 15 off-street parking spaces in a C-2 (Community Business) district.

(Continued from the Regular Meeting of February 11, 1982)

3. 81.353D - Discretionary Review of Building Permit Application No. 8103556 at 1000-1010 MONTGOMERY STREET, north side of Broadway Street between Montgomery and Bartol Streets, Lot 9 in Assessor's Block 143; interior alterations to convert a 17-unit, 4-story residential building to commercial space at street level and possible provision of approximately 15 off-street parking spaces in a C-2 (Community Business) district.

(Continued from the Regular Meeting of February 11, 1982)

2:30 P.M.

4. 81.396U - 1875 UNION STREET, south side between Laguna and Octavia Streets, Lot 26 in Assessor's Block 543 - request for authorization of Special Use to permit PLACE OF ENTERTAINMENT (Live Indian Music) in restaurant in a C-2 (Community Business) district in the Union Street Special Use District.
5. 81.715U - 2275 MARKET STREET, southeast side, through lot to 16th Street, between Sanchez and Noe Streets, Lot 13 in Assessor's Block 3559 - request for authorization of Special Use to permit a RESTAURANT (Coffee and pastry shop) seating 20 people in a C-2 (Community Business) district in the Upper Market West Special Use District.
6. 81.32U - 2015 FILMMORE STREET, west side between Pine and California Streets, Lot 4 in Assessor's Block 634 - request for authorization of Special Use to permit a RESTAURANT (bakery) seating 24 persons in a C-2 (Community Business) district in the Upper Fillmore Special Use District.

3:00 P.M.

7. 81.634L - Consideration of DON LEE BUILDING at 1000 VAN NESS AVENUE, Lot 5 in Assessor's Block 715, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the designation of the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.
8. 81.633L - Consideration of the ERNEST LINGOLD DISPLAY AND SERVICE BUILDING at 999 VAN NESS AVENUE, Lot 1 in Assessor's Block 719, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the designation of the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.
9. 81.692L - Consideration of the EARLE C. ANTHONY PACKARD SHOWROOM at 901 VAN NESS AVENUE, Lot 2 in Assessor's Block 719, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the designation of the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.
10. 81.691L - Consideration of the PHELAN BUILDING at 760-784 MARKET STREET, Lot 1 in Assessor's Block 326, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the designation of the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

3:00 P.M. (Cont)

11. 81.690L - Consideration of the FLATIRON BUILDING at 540-548 MARKET STREET, Lot 1 in Assessor's Block 291, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the designation of the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

12. 81.686L - Consideration of the FLOOD BUILDING at 870-898 MARKET STREET, Lot 5 in Assessor's Block 329, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the designation of the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

13. 81.654L - Consideration of the KERRIGAN HOUSE - RUTI CRAVATH STONEYARD AND STUDIO at 893 WISCONSIN STREET, Lot 57 in Assessor's Block 4162, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the designation of the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

3:30 P.M.

14. 81.500EC - Request for authorization of conditional use at 1300 SACRAMENTO STREET, at Jones Street, Lot 3 in Assessor's Block 220 in an RH-4 (Mixed Residential, High Density) district and 160A height and bulk district, construct 14½-story, 24-unit residential condominiums, providing 24 off-street parking spaces, requiring démolition of existing 4-story residential building with 22 dwelling units; and conditional use authorization to build up to a 160-foot height limit.
(Continued from the Regular Meeting of February 4, 1982)
NOTE: Proposed for continuation to March 25, 1982.

15. 81.480Q - 2029 PIERCE STREET, west side between California and Sacramento Streets, Lot 1C in Assessor's Block 633; review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of February 11, 1982)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 4, 1982
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:30 P.M.

1. Current Matters

A. Director's Report

1. Staff presentation of NEIGHBORHOOD COMMERCIAL REZONING STUDY: OVERALL ZONING FRAMEWORK, a report describing a proposal to initiate a new zoning framework for C-1, C-2, RC and CM districts which would have flexibility to address individual district needs.
2. Consideration of the proposed work program and budget for the Department of City Planning for Fiscal Year 1982-83.

B. Commissioners' Questions and Matters

2:00 P.M.

2. 81.471EZ - 1-45 MASONIC AVENUE and 2701-2725 GEARY BOULEVARD, southwest corner of Geary Boulevard and Masonic Avenue and adjoining lots, Lots 1 through 6 and 36 in Assessor's Block 1092; request for reclassification of property from a C-2 (Community Business) and an RH-3 (House, Three-Family) district to an RC-3 (Residential-Commercial Combined, Medium Density) district.

(Continued from the Regular Meeting of February 4, 1982)

NOTE: Proposed for continuation to August 5, 1982.

3. 81.609EC - 399 BUENA VISTA EAST (former St. Joseph's College of Nursing Building), southeast side between Park Hill Avenue and Upper Terrace, Lots 23 and 99 in Assessor's Block 2607 - to permit a PLANNED UNIT DEVELOPMENT to include 40 living units, approximately 17,500 square feet of office space and 16 parking spaces in an RH-2 (House, Two-Family) district.

4. 82.6C - 1624-26 LARKIN STREET, east side between Washington and Clay Streets, Lot 16 in Assessor's Block 217 - request for authorization of conditional use to permit construction of a STRUCTURE OF APPROXIMATELY 50 FEET IN HEIGHT in an RM-3 (Mixed Residential, Medium Density) use district and 65-A Height and Bulk District.

2:45 P.M.

5. 81.465C - 725 GREENWICH STREET, south side between Powell Street and Columbus Avenue, Lot 30 in Assessor's Block 90 - request for Discretionary Review in lieu of Conditional Use to permit 3 FLOORS OF OFFICES ABOVE THE GROUND FLOOR (after demolition of an existing building) in a C-2 (Community Business) district and an initiated RC-2 to RC-4 (Residential-Commercial Combined, Moderate to High Density) district.

6. 81.718C - 2750 JACKSON STREET, northwest corner at Scott Street, Lot 18 in Assessor's Block 978 - request for authorization of Conditional Use to permit a 6,000 SQUARE FOOT ADDITION TO AN ELEMENTARY SCHOOL in an RH-2 (House, Two-Family) district.

3:30 P.M.

7. 81.356EZ - 1600 BLOCK OF UNION STREET, north side between Franklin and Gough Streets, Lots 2A, 2B, 2C, 3-8, 9, 9A, 9B, 9D and 9E in Assessor's Block 529; request for reclassification of property from a C-2 (Community Business) to an RC-1 (Residential-Commercial Combined, Low Density) district, in the Union Street Special Use District. (Continued from the Regular Meeting of February 4, 1982)

8. 81.276UVD - 1648 UNION STREET, north side between Gough and Franklin Streets, Lot 6 in Assessor's Block 528 in a C-2 (Community Business) district with a proposed reclassification to an RC-1 (Residential-Commercial Combined Low Density) district; discretionary review of Building Permit Application No. 8109118; a proposal to demolish the existing two-story structure, and construct a 4-story building having three dwelling units and approximately 4,000 square feet of commercial/office space.

4:00 P.M.

9. EEC1.11 - Appeal of the Preliminary Negative Declaration at 25TH STREET and CLIPPER STREET at Homestead Street, Lots 16, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; to construct on vacant lot 33 dwelling units in 8 buildings with 43 parking spaces in common garage under 3 of the buildings with access from 25th Street and from Clipper Street, requiring conditional use authorization.

NOTE: Proposed for continuation to March 25, 1982.

10. 81.552EV - Appeal of the Preliminary Negative Declaration for SOUTHERN WAREHOUSE at 625 2ND STREET, Lots 4, 5 and 7 in Assessor's Block 3789; conversion of a 4-story brick warehouse to office use in an M-2 (Heavy Industrial) district; after demolition of a 2-story warehouse which would be replaced by a surface parking lot. A variance is being sought to allow valet parking for 197 parking spaces.

NOTICE OF MEETING AND CALENDAR

-3-

March 4, 1982

4:30 P.M.

11. EE80.339 - POST AND KEARNY STREET, southeast corner, Lots 7, 8, 9, 10 and 11 in Assessor's Block 311, public hearing on the draft environmental impact report for a 17-story office building with ground level financial and retail space, approximately 200,000 square feet with 23 parking spaces, after demolition of existing buildings of approximately 90,000 square feet; requiring discretionary review.
(Continued from the Regular Meeting of January 21, 1982)

NOTE: Proposed for continuation to April 15, 1982.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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3/4/82

Addendum

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 4, 1982
ROOM 282, CITY HALL
1:30 P.M.

12:00 NOON

FIELD TRIP - To view the sites of matters scheduled for future consideration by the City Planning Commission.

DOCUMENTS DEPT.

1982-01982

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PACIFIC TELEGRAPH

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 11, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

MAR 10 1982

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:00 P.M.

1. Current Matters

A. Director's Report

1. Consideration of the proposed work program and budget for the Department of City Planning for Fiscal Year 1982-83.
2. Consideration of preparation of request for supplemental appropriation for approximately \$60,000 for environmental consulting and other services in connection with the proposed revision of the Residence Element of the Comprehensive Plan.
3. Resolution authorizing the Director of Planning to enter into a contract, in conjunction with the City Attorney's office, for environmental consulting services in connection with the proposed revision of the Residence Element of the Comprehensive Plan.

1:45 P.M.

2. 81.402R - NORTHWEST CORNER OF POLK AND McCALLISTER STREETS; Lot 2 in Assessor's Block 766, review for conformity with Master Plan of proposed temporary lease of land in a P (Public Use) district.

2:00 P.M.

3. 81.12A - Application for a Certificate of Appropriateness for construction of a WALKWAY FOR THE DISABLED at the Van Ness Avenue entrance of CITY HALL, Assessor's Block 787, on the recommendation of the Landmarks Preservation Advisory Board.

3:00 P.M.

4. 81.693EV - 539 BRYANT STREET, south side at Zoe Street, Lot 41 in Assessor's Block 3776; appeal of the Preliminary Negative Declaration for a proposed conversion of a 63,000 square-foot warehouse to office use, in an I-2 (Heavy Industrial) district.

3:30 P.M.

5. 81.306ED - Appeal of the Preliminary Negative Declaration for the TOWNSEND STREET OFFICE BUILDING, 254-264 TOWNSEND STREET, west side of Lusk Street, Lot 24 in Assessor's Block 3787; construction of a 7-story, 81,900 square-foot office building with a separate 146-space parking garage on a vacant lot within an M-2 (Heavy Industrial) district, in a 105-F Height and Bulk District.
(Continued from the Regular Meeting of February 4, 1982)

6. 81.306ED - TOWNSEND STREET OFFICE BUILDING, 254-264 TOWNSEND STREET, west side of Lusk Street, Lot 24 in Assessor's Block 3787; consideration of discretionary review of Building Permit Application Nos. 8107972 and 8107973 for construction of a 7-story, 81,900 square-foot office building with a separate 146-space parking garage on a vacant lot within an M-2 (Heavy Industrial) district, in a 105-F Height and Bulk District.
(Continued from the Regular Meeting of February 4, 1982)

7. 81.306ED - TOWNSEND STREET OFFICE BUILDING, 254-264 TOWNSEND STREET, west side of Lusk Street, Lot 24 in Assessor's Block 3787; discretionary review of Building Permit Application Nos. 8107972-8107973 for construction of a 7-story, 81,900 square-foot office building with a separate 146-space parking garage on a vacant lot within an M-2 (Heavy Industrial) district, in a 105-F Height and Bulk District.
(Continued from the Regular Meeting of February 4, 1982)

4:30 P.M.

8. 82.86D - 774 TEWNA STREET, Lot 75 in Assessor's Block 3729; discretionary review of Building Permit Application No. 8200521; proposal for the construction of a 3-story office building of approximately 5,900 gross square feet.

9. 82.87D - 44 CAIPTON PLACE, Lot 12 in Assessor's Block 294; discretionary review of Building Permit Application No. 8200461; proposal for the construction of a 4-story office building of approximately 3,600 gross square feet.

10. 81.610ED - 569 SACRAMENTO STREET/565 COMMERCIAL STREET, Lot 11 in Assessor's Block 223B; discretionary review of Building Permit Application No. 8200492; proposal for a 3-story addition to an existing one-story building for a total of approximately 19,000 gross square feet.

NOTICE OF MEETING AND CALENDAR

-3-

March 11, 1962

5:00 P.M.

11. 82.10ER - Appeal of Preliminary Negative Declaration for CABLE CAR REHABILITATION PROGRAM, reconstruction of the cable car system including rehabilitation and resurfacing of streets adjacent to cable car lines, relocation of utility lines, construction of loading platforms within a newly-constructed varied right-of-way, requiring width changes and lateral track relocation.

12. 82.10ER - Review of various elements of the CABLE CAR REHABILITATION PROGRAM for conformity with the Master Plan.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY
MARCH 18, 1982
ROOM 282, CITY HALL
1:00 P.M.

MAR 17 1982

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:00 P.M.

1. Current Matters

A. Director's Report

1. Consideration of the proposed work program and budget for the Department of City Planning for Fiscal Year 1982-83.
2. Consideration of a resolution to amend Resolution No. 8474 - January 17, 1980 to modify existing Planning Commission Policy requiring discretionary review of all new buildings and expansions of existing buildings so that projects involving expansions of under 50,000 square feet subject to staff recommendation, may be exempt from this Policy of mandatory discretionary review.
3. Resolution authorizing the Director of Planning to "apply for, accept, and expend" approximately \$20,000 in amendment to the EDA 302(A) grant.

1:30 P.M.

2. 81.267L - MASKEY BUILDING, 46-52 KEARNY STREET, Lot 8 in Assessor's Block 311, consideration of LANDMARK DESIGNATION.
(Continued from the Regular Meeting of January 28, 1982)

3. 81.710ED - 569 SACRAMENTO STREET/565 COMMERCIAL STREET, Lot 11 in Assessor's Block 228B; discretionary review of Building Permit Application No. 8200392; proposal for a 3-story addition to an existing one-story building for a total of approximately 19,000 gross square feet.

(Continued from the Regular Meeting of March 11, 1982)

2:00 P.M.

4. 81.266L - Consideration of SHEETMETAL WORKERS' UNION HALL at 225 GUERRERO STREET, Lot 3 in Assessor's Block 3545, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the designation of the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

2:00 P.M. (Cont)

5. 81.260L - Consideration of EDWIN KLOCKARS BLACKS II IN SHOP at 449 FOLSOM STREET, Lot 28 in Assessor's Block 3748, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the designation of the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

6. 82.42L - Consideration of the ARCHBISHOP'S MANSION at 1000 FULTON STREET, Lot 6 in Assessor's Block 778, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the designation of the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

7. 81.704AD - Application for a Certificate of Appropriateness for NEW CONSTRUCTION on a vacant site at 477 PACIFIC AVENUE, south side of Pacific Avenue between Sansome and Montgomery Streets, Lot 24 in Assessor's Block 175, in the Jackson Square Historic District.

8. 81.704AD - 477 PACIFIC AVENUE, south side of Pacific Avenue between Sansome and Montgomery Streets; Lot 24 in Assessor's Block 175, discretionary review of Building Permit Application No. 8200287, construction of a 4-story new building in the Jackson Square Historic District.

2:30 P.M.

9. 81.607U - Request for authorization of Special Use at 2033-90 UNION STREET, northwest corner at Webster Street, Lot 17 in Assessor's Block 532, to permit an increase of approximately 7,000 square feet of COMMERCIAL OFFICE SPACE on 2nd and 3rd floors in a C-2 (Community Business) district in the Union Street Special Use District.
NOTE: Proposed for continuation to April 15, 1982.

10. 82.48U - Request for authorization of Special Use at 561 CASTRO STREET, east side between 13th and 19th Streets, Lot 63 in Assessor's Block 3583, to permit COMMERCIAL OCCUPANCY (existing beauty shop) on 2nd floor in a C-2 (Community Business) district in the Castro Street Special Use District.

11. 81.609U - Request for authorization of Special Use at 3917 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 33 in Assessor's Block 6508, to permit conversion of 2nd floor of residential use to COMMERCIAL OFFICE use in an RC-1 (Residential-Commercial Combined, Low Density) district in the Noe Valley Special Use District.

12. 82.40U - Request for authorization of Special Use at 4015 - 24TH STREET, south side between Noe and Castro Streets, Lot 32 in Assessor's Block 6507, to permit RESTAURANT EXPANSION in an RC-1 (Residential-Commercial Combined, Low Density) district in the Noe Valley Special Use District.

2:30 P.M. (Cont)

13. 82.81U - Request for authorization of Special Use at 3200 FILMORE STREET, northeast corner at Greenwich Street, Lot 6A in Assessor's Block 509, to permit a PLACE OF ENTERTAINMENT (a piano and singer) in a C-2 (Community Business) district in the Union Street Special Use District.

3:30 P.M.

14. EE80.337 - 201 SPEAR STREET at Howard Street, Lots 16, 17 and 25 plus portions of Lots 1 and 19 in Assessor's Block 3741; draft Environmental Impact Report to construct an 18-story, 240-foot high office building with about 260,000 square feet of floor area, ground level retail and 50 parking spaces, after removal of a parking lot, requiring discretionary review.

15. 81.552LV - Appeal of the Preliminary Negative Declaration for SOUTHERN WAREHOUSE at 625 2ND STREET, Lots 4, 5 and 7 in Assessor's Block 3789; conversion of a 4-story brick warehouse to office use in an M-2 (Heavy Industrial) district; after demolition of a 2-story warehouse which would be replaced by a surface parking lot. A variance is being sought to allow valet parking for 197 parking spaces.
Note: Proposed for continuation to March 25, 1982.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 25, 1982
ROOM 282, CITY HALL
12:30 P.M.

DOCUMENTS, DEPT.

MAR 23 1982

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

12:30 P.M.

1. Current Matters

A. Director's Report

1. Consideration of Resolution endorsing Director's Letter to ABAG concerning ABAG's Housing Needs Report.
2. Presentation of design of HOLIDAY INN, Mason and O'Farrell Streets, for Commission review.

B. Commissioners' Questions and Matters

1:00 P.M.

2. 81.684L - Consideration of DON LEE BUILDING at 1000 VAN NESS AVENUE, Lot 5 in Assessor's Block 715, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the designation of the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.
(Continued from the Regular Meeting of February 25, 1982)

3. 81.692L - Consideration of the EARLE C. ANTHONY PACKARD SHOWROOM at 901 VAN NESS AVENUE, Lot 2 in Assessor's Block 719, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the designation of the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

(Continued from the Regular Meeting of February 25, 1982)

4. 81.683L - Consideration of the ERNEST INGOLD DISPLAY AND SERVICE BUILDING at 999 VAN NESS AVENUE, Lot 1 in Assessor's Block 719, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the designation of the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

(Continued from the Regular Meeting of February 25, 1982)

1:00 P.M. (Cont)

5. 81.691L - Consideration of the PHELAN BUILDING at 760-784 MARKET STREET, Lot 1 in Assessor's Block 326, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the designation of the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.
(Continued from the Regular Meeting of February 25, 1982)

6. 81.690L - Consideration of the FLATIRON BUILDING at 540-548 MARKET STREET, Lot 1 in Assessor's Block 291, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors, the designation of the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.
(Continued from the Regular Meeting of February 25, 1982)

7. 81.686L - Consideration of the FLOOD BUILDING at 870-898 MARKET STREET, Lot 5 in Assessor's Block 329, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the designation of the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.
(Continued from the Regular Meeting of February 25, 1982)

1:30 P.M.

8. EE81.11 - Appeal of the Preliminary Negative Declaration at 25TH STREET and CLIPPER STREET at Homestead Street, Lots 16, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; to construct on vacant lot 33 dwelling units in 8 buildings with 43 parking spaces in common garage under 3 of the buildings with access from 24th Street and from Clipper Street, requiring conditional use authorization.
(Continued from the Regular Meeting of March 4, 1982)
NOTE: Proposed for continuation to a later date.

9.R82.44 - 25TH STREET and CLIPPER STREET at Homestead Street, Lots 16, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; proposed sale of property, in a P (Public Use) district.
NOTE: Proposed for continuation to a later date.

10. CU81.4 - South side of 25TH STREET at Homestead and north side of Clipper Street between Douglass and Hoffman Streets, Lots 16, 17, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544 - request for authorization of a conditional use for a PLAINED UNIT DEVELOPMENT, with modifications to density, open space and off-street parking provisions otherwise applicable to the subject site for approximately 33 dwelling units and 43 off-street parking spaces in an RI-2 (House, Two-Family) and 40-X Height and Bulk districts. A five-foot wide strip of land adjoining the Clipper Street property line and presently owned by the City may be a part of the development.
NOTE: Proposed for continuation to a later date.

1:30 P.M. (Cont)

11. 81.306ED - Appeal of the Preliminary Negative Declaration for the TOWNSEND STREET OFFICE BUILDING, 254-264 TOWNSEND STREET, west side of Lusk Street, Lot 24 in Assessor's Block 3787; construction of a 7-story, 81,900 square-foot office building with a separate 146-space parking garage on a vacant lot within an M-2 (Heavy Industrial) district, in a 105-F Height and Bulk District.

(Continued from the Regular Meeting of March 11, 1982)

NOTE: Proposed for continuation to a later date.

12. 81.306ED - TOWNSEND STREET OFFICE BUILDING, 254-264 TOWNSEND STREET, west side of Lusk Street, Lot 24 in Assessor's Block 3787; consideration of discretionary review of Building Permit Application Nos. 8107972 and 8107973 for construction of a 7-story, 81,900 square-foot office building with a separate 146-space parking garage on a vacant lot within an M-2 (Heavy Industrial) district, in an 105-F Height and Bulk District.

(Continued from the Regular Meeting of March 11, 1982)

NOTE: Proposed for continuation to a later date.

13. 81.306ED - TOWNSEND STREET OFFICE BUILDING, 254-264 TOWNSEND STREET, west side of Lusk Street, Lot 24 in Assessor's Block 3787; discretionary review of Building Permit Application Nos. 8107972 and 8107973 for construction of a 7-story, 81,900 square-foot office building with a separate 146-space parking garage on a vacant lot within an M-2 (Heavy Industrial) district, in a 105-F Height and Bulk District.

(Continued from the Regular Meeting of March 11, 1982)

NOTE: Proposed for continuation to a later date.

14. 81.552EV - Appeal of the Preliminary Negative Declaration for SOUTHERN WAREHOUSE at 625 2ND STREET, Lots 4, 5 and 7 in Assessor's Block 3789; conversion of a 4-story brick warehouse to office use in an M-2 (Heavy Industrial) district; after demolition of a 2-story warehouse which would be replaced by a surface parking lot, a variance is being sought to allow valet parking for 197 parking spaces.

(Continued from the Regular Meeting of March 18, 1982)

NOTE: Proposed for continuation to a later date.

15. 81.693EV - 539 BRYANT STREET, south side at Zoe Street, Lot 41 in Assessor's Block 3776; appeal of the Preliminary Negative Declaration for a proposed conversion of a 63,000 square-foot warehouse to office use, in an M-2 (Heavy Industrial) district.

(Continued from the Regular Meeting of March 11, 1982)

NOTE: Proposed for continuation to a later date.

16. 82.46Q - 2415 BUCHANAN STREET, west side between Washington and Jackson Streets, Lot 8 in Assessor's Block 604 - review for consistency with Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RM-1 (Mixed Residential, Low Density) district.

1:45 P.M.

17. 81.500DC - Request for authorization of conditional use at 1300 SACRAMENTO STREET, at Jones Street, Lot 8 in Assessor's Block 220 in an RI-4 (Mixed Residential, High Density) district and 160-foot height and bulk district, construct 14½-story, 24-unit residential condominiums, providing 24-off-street parking spaces, requiring demolition of existing 4-story residential building with 22 dwelling units; and conditional use authorization to build up to a 160-foot height limit.

(Continued from the Regular Meeting of February 25, 1982)

3:00 P.M.

18. EE80.248 - Public hearing on a draft Environmental Impact Report for FRANCISCO PLACE OFFICE/CONDOMINIUMS; 530 CHESTNUT STREET, Lot 10 in Assessor's Block 52, construct new and reuse existing building for 93 residences, 48,000 square feet of office and about 190 parking spaces after demolition of some existing buildings; requiring conditional use approval and Certificate of Appropriateness.

3:30 P.M.

19. R78.25 - ELSIE STREET widening to 21 feet, southwesterly of Esmeralda Avenue to Virginia Street, involving sidewalk narrowing.

4:30 P.M.

20. EE81.61 - 115-135 MAIN OFFICE BUILDING, 135 MAIN STREET, Lots 12 and 13 in Assessor's Block 3717; consideration of Certification of the final Environmental Impact Report for a 22-story, 340-foot high office building with 264,000 square feet of floor area, ground floor retail space and subsurface parking for 22 cars after demolition of two brick commercial structures, requiring discretionary review.

(Continued from the Regular Meeting of January 21, 1982)

21. 82.82D - 115-135 MAIN OFFICE BUILDING, 115-135 MAIN STREET, Lots 12 and 13 in Assessor's Block 3717; discretionary review of Building Permit Application No. 8103723 for construction of a 22-story, 340-foot high office building with 264,000 square feet of floor area, ground floor retail space and subsurface parking for 22 cars located in the C-3-0 (Downtown Office) district, 400-I Height and Bulk District, in the Downtown Interim Special Review Area.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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MAR 3 1 1982

SAN FRANCISCO
PUBLIC LIBRARY

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 1, 1982
ROOM 202, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

12:00 P.M.

FIELD TRIP - To view the sites of matters scheduled for future consideration by the City Planning Commission.

1:30 P.M.

I. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters

2:00 P.M.

2. 82.93C - 949 BRUSSELS STREET, east side between Mansell and Ordway Streets, Lot 18 in Assessor's Block 6158 - request for authorization of conditional use for a NARROW LOT SUBDIVISION resulting in one parcel with a width of approximately 16 feet or for TWO DWELLING UNITS on a 6,000 square-foot lot when up to one unit for each 3,000 square feet may be authorized as a conditional use in an RH-1 (House, One-Family) district.

3. 81.632EC - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Appeal of the Preliminary Negative Declaration for construction of 8 UNITS on a lot with approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.

NOTE: Proposed for continuation to April 15, 1982.

4. 81.632EC - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623 - request for authorization of conditional use to permit 8 UNITS on a lot with approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.

NOTE: Proposed for continuation to April 15, 1982.

2:00 P.M. (Cont)

5. 81.367EZC - 2166 PACIFIC AVENUE, north side between Buchanan and Laguna Streets, Lot 29 in Assessor's Block 579 - request for authorization of conditional use to permit 4 UNITS on a lot with approximately 4,389 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RI-3 (House, Three-Family) district.

NOTE: Proposed for continuation to May 6, 1982.

6. 82.72C - 1200 - 19TH AVENUE, southwest corner at Lincoln Way, Lot 1 in Assessor's Block 1731 - request to permit changes of conditions for conditional use RESTAURANT in an RI-3 (Mixed Residential, Medium Density) district.

3:00 P.M.

7. 82.75CV - 1405-87 - 20TH AVENUE, west side between Judah and Kirkham Streets, Lot 13 in Assessor's Block 1833 - request for authorization of conditional use to permit up to 3 UNITS on a lot with approximately 4,200 square feet when one unit for each 1,500 square feet can be allowed as a conditional use in an RH-2 (House, Two-Family) district.

NOTE: Proposed for continuation to June 3, 1982.

8. 81.609EC - 399 BUENA VISTA EAST (former St. Joseph's College of Nursing Building), southeast side between Park Hill Avenue and Upper Terrace, Lots 23 and 99 in Assessor's Block 2607 - to permit a PLANNED UNIT DEVELOPMENT to include 40 living units, approximately 17,500 square feet of office space and 16 parking spaces in an RI-2 (House, Two-Family) district.

(Continued from the Regular Meeting of March 4, 1982)

NOTE: Proposed for continuation to April 15, 1982.

9. 81.351EZ - 2471-73 WASHINGTON STREET, south side between Fillmore and Webster Streets, portion of Lot 23 in Assessor's Block 612 - request for reclassification from an RH-2 (House, Two-Family) to a C-2 (Community Business) district.

10. 82.63Q - 95 - 26TH AVENUE, west side between El Camino del Mar and Sea Cliff Avenue, Lot 9 in Assessor's Block 1305 - review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RH-1 (House, One-Family) district.

3:45 P.M.

11. 81.620Q - 1945-47-49 JACKSON STREET, south side between Gough and Octavia Streets, Lot 6B in Assessor's Block 601 - request for consistency with Master Plan for a 3-UNIT CONDOMINIUM CONVERSION subdivision requesting EXCEPTION from preservation of moderate-income housing provision of the Subdivision Code.

3:45 P.M. (Cont)

12. 81.655Q - 266-66A-68A JACKSON STREET, north side between Buchanan and Webster Streets, Lot 11 in Assessor's Block 589 - request for consistency with Master Plan for a 4-UNIT CONDOMINIUM CONVERSION subdivision requesting EXCEPTION from preservation of low-income housing provision of the Subdivision Code.

13. 81.660Q - 3119 JACKSON STREET, south side between Presidio Avenue and Lyon Street, Lot 20 in Assessor's Block 983 - request for consistency with Master Plan for a 9-UNIT CONDOMINIUM CONVERSION subdivision requesting EXCEPTION from preservation of moderate-income housing provision of the Subdivision Code.

14. 81.624Q - 2090 GREAT HIGHWAY, northeast corner at Quintara Street, Lot 16 in Assessor's Block 2160 - request for consistency with Master Plan for an 18-UNIT CONDOMINIUM CONVERSION subdivision requesting EXCEPTION from preservation of moderate-income housing provision of the Subdivision Code.

NOTE: Proposed for continuation to April 15, 1982.

15. 81.656Q - 23, 25, 27 and 29 ORBEN PLACE, west side between California and Pine Streets, Lot 32 in Assessor's Block 653 - request for consistency with Master Plan for a 4-UNIT CONDOMINIUM CONVERSION subdivision requesting EXCEPTION from preservation of moderate-income housing provision of the Subdivision Code.

4:30 P.M.

16. 81.605E - Appeal of the Preliminary Negative Declaration for the removal of mature scenic trees from the San Francisco Water Department right-of-way, 1600 Cordilleras Road, Redwood City.

NOTE: Proposed for Continuation to April 29, 1982.

17. 82. 81U - Request for authorization of Special Use at 3200 FILMORE STREET, northeast corner at Greenwich Street, Lot 6A in Assessor's Block 509, to permit a PLACE OF ENTERTAINMENT (a piano and singer) in a C-2 (Community Business) district in the Union Street Special Use District. (Continued from the Regular Meeting of March 18, 1982)

5:00 P.M.

18. CU80.239 - HILTON TOWER NO. 2 - HOTEL EXPANSION - 375 O'FARRELL STREET, the entire block bounded by O'Farrell, Mason, Ellis and Taylor Streets, all of Assessor's Block 325 - request for a conditional use for authorization of a PLANNED UNIT DEVELOPMENT to allow use of FLOOR AREA BONUS PROVISIONS and modification of specific standards thereto; to allow construction of a 26-story, 410-guest room HOTEL ADDITION of up to 330,000 square feet.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission. At 553-4056.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 8, 1982
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

APR 8 1982

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:30 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters
2. 82.1070 - 279-289 DOWNEY STREET, west side between Ashbury and Frederick Streets, Lot 126 in Assessor's Block 1269 - review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RI-2 (House, Two-Family) district.
NOTE: Proposed for continuation.
3. 81.6260 - 2357-61 JACKSON STREET, south side between Fillmore and Webster Streets, Lot 23 in Assessor's Block 605 - review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision.

2:30 P.M.

4. 81.604ACEVZ - 1298 SACRAMENTO STREET, northeast corner at Jones Streets, portion of Lot 89 in Assessor's Block 221 - request for reclassification of the southern 37- $\frac{1}{4}$ feet of property from an RM-3 (Mixed Residential, Medium Density) district to an RI-4 (Mixed Residential, High Density) district.
5. 81.604ACEVZ - 1298 SACRAMENTO STREET, northeast corner at Jones Street, portion of Lot 89 in Assessor's Block 221 - request for Certificate of Appropriateness for REHABILITATION and ADJACENT NEW CONSTRUCTION for Designated Landmark No. 106, The Chambord Apartments.
6. 81.604ACEVZ - 1203-12 JONES STREET and 83-89 PLEASANT STREET, southeast corner of Jones and Pleasant Streets, portion of Lot 89 in Assessor's Block 221 - request for authorization of conditional use to EXCEED A HEIGHT OF 40 FEET in a 65-A Height and Bulk District, and for a COMMUNITY GARAGE in a new construction on the northern 82.67 Feet of property.

3:15 P.M.

7. CU81.5 - SECOND and FOLSOM PROJECT located on the east side of Second Street between Folsom and Harrison Streets, Lots 25 and 51 in Assessor's Block 3749 - request for authorization of conditional use for a PLANNED UNIT DEVELOPMENT for an office complex of up to 12 stories in height, containing a gross floor area of up to 754,400 square feet, with modifications and exceptions to density, off-street parking, loading and bulk provisions otherwise applicable to the subject site.
NOTE: Proposed for continuation.

8. 81.356EC - 1600 BLOCK OF UNION STREET, north side between Franklin and Gough Streets, Lots 2A, 2B, 2C, 3-3, 9, 9A, 9B, 9D and 9E in Assessor's Block 529; request for reclassification of property from a C-2 (Community Business) to an RC-1 (Residential-Commercial Combined, Low Density) district, in the Union Street Special Use District.
(Continued from the Regular Meeting of March 4, 1982)
NOTE: Proposed for continuation.

9. 81.276-UD - 1648 UNION STREET, north side between Gough and Franklin Streets, Lot 6 in Assessor's Block 529 in a C-2 (Community Business) district with a proposed reclassification to an RC-1 (Residential-Commercial Combined, Low Density) district; discretionary review of Building Permit Application No. 8109118; a proposal to demolish the existing two-story structure, and construct a 4-story building having three dwelling units and approximately 4,000 square feet of commercial/office space.
(Continued from the Regular Meeting of March 4, 1982)
NOTE: Proposed for continuation.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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4/15/82

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 15, 1982
ROOM 282, CITY HALL
12:30 P.M.

DOCUMENTS DEPT.

APR 14 1982

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

11:00 A.M.

FIELD TRIP - To view the sites of matters scheduled for future consideration by the City Planning Commission.

12:30 P.M.

1. Current Matters

A. Director's Report

Status Report on Neighborhood Commercial Rezoning Study

B. Commissioners' Questions and Matters

1:00 P.M.

2. 82.54D - 4626 IRVING STREET, north side between 47th and 48th Avenues, Lot 21 in Assessor's Block 1703 in an RH-2 (House, Two-Family) district; Consideration of Discretionary Review of Building Permit Application No. 8108324; proposal to demolish a 1-story, 2-car garage and to construct a 4-story building containing two dwelling units.

3. 82.54D - 4626 IRVING STREET, north side between 47th and 48th Avenues, Lot 21 in Assessor's Block 1703 in an RH-2 (House, Two-Family) district; Discretionary Review of Building Permit Application No. 8108324; proposal to demolish a 1-story, 2-car garage and to construct a 4-story building containing two dwelling units.

4. 82.110D - 1439 - 8TH AVENUE, west side between Judah and Kirkham Streets, Lot 7 in Assessor's Block 1845 in an RH-2 (House, Two-Family) district; Consideration of Discretionary Review of Building Permit Application No. 8200739; proposal to demolish a 2-story, single-family residence and to construct a 4-story building containing two dwelling units.

5. 82.110D - 1439 - 8TH AVENUE, west side between Judah and Kirkham Streets, Lot 7 in Assessor's Block 1845 in an RH-2 (House, Two-Family) district; Discretionary Review of Building Permit Application No. 8200739; proposal to demolish a 2-story, single-family residence and to construct a 4-story building containing two dwelling units.

1:00 P.M. (Cont)

6. 81.607U - 2088-90 UNION STREET, northwest corner at Webster Street, Lot 17 in Assessor's Block 532 - request for authorization of Special Use to permit an increase of approximately 7,000 square feet of COMMERCIAL OFFICE SPACE on 2nd and 3rd floors in a C-2 (Community Business) district in the Union Street Special Use District.

(Continued from the Regular Meeting of March 18, 1982)

NOTE: Proposed for continuation to May 6, 1982, due to pending Board of Permit Appeals action.

7. CU80.57 - 1685-1687 MCKINNON AVENUE and 1215 NEWHALL STREET, Lot 16 in Assessor's Block 5306, Request for Conditional Use for USED PLUMBING HARDWARE AND APPLIANCE DEALER (including open storage), in an RH-2 (House, Two-Family) district.

(Continued from the Regular Meeting of January 14, 1982)

1:30 P.M.

8. 81.656Q - 23, 25, 27 and 29 ORBEN PLACE, west side between California and Pine Streets, Lot 32 in Assessor's Block 653 - Review for Consistency with Master Plan for a 4-UNIT CONDOMINIUM CONVERSION subdivision requesting EXCEPTION from preservation of moderate-income housing provision of the Subdivision Code.

(Continued from the Regular Meeting of April 1, 1982)

9. 81.624Q - 2090 GREAT HIGHWAY, northeast corner at Quintara Street, Lot 16 in Assessor's Block 2168 - Review for Consistency with Master Plan for an 18-UNIT CONDOMINIUM CONVERSION subdivision requesting EXCEPTION from preservation of moderate-income housing provision of the Subdivision Code.

(Continued from the Regular Meeting of April 1, 1982)

10. 81.660Q - 3119 JACKSON STREET, south side between Presidio Avenue and Lyon Street, Lot 20 in Assessor's Block 993 - Review for Consistency with Master Plan for a 9-UNIT CONDOMINIUM CONVERSION subdivision requesting EXCEPTION from preservation of moderate-income housing provision of the Subdivision Code.

(Continued from the Regular Meeting of April 1, 1982)

11. 81.392Q - 2300 SUTTER STREET, northwest corner at Scott Street, Lot 36 in Assessor's Block 1051, Review for Consistency with the Master Plan for a 16-UNIT COMMERCIAL CONDOMINIUM CONVERSION subdivision in a C-2 (Community Business) district.

(Continued from the Regular Meeting of February 13, 1982)

NOTE: Proposed for continuation.

2:00 P.M.

12. 81.717E - 2027-45 BALBOA STREET, south side, between 21st and 22nd Avenues, Lot 41 in Assessor's Block 1623, Appeal of the Preliminary Negative Declaration for the subdivision of this parcel into 4 lots with 2,500 square feet each and the construction of 3 dwelling units on each lot in an RC-1 (Residential-Commercial Combined, Low Density) district.

13. 81.632EC - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Appeal of the Preliminary Negative Declaration for construction of 8 UNITS on a lot with approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of April 1, 1982)

14. 81.632EC - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Request for Authorization of Conditional Use to permit 8 UNITS on a lot with approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of April 1, 1982)

15. 81.609EC - 399 BUENA VISTA EAST (former St. Joseph's College of Nursing Building), southeast side between Park Hill Avenue and Upper Terrace, Lots 23 and 99 in Assessor's Block 2607, Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to include 40 living units, approximately 17,500 square feet of office space and 16 parking spaces in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of April 1, 1982)

3:00 P.M.

16. EE80.339 - SOUTHEAST CORNER of POST and KEARNY STREETS, Lots 7, 8, 9, 10, 11 in Assessor's Block 311, Public Hearing on Draft Environmental Impact Report for 17-story office building with ground level financial and retail space, approximately 200,000 square feet with 23 parking spaces, after demolition of existing buildings of approximately 90,000 square feet.

3:30 P.M.

17. 81.249E - 333 CALIFORNIA STREET, between Sansome and Battery, Lots 2, 6, 13 and a portion of 1 in Assessor's Block 261, Robert Dollar Block, Public Hearing on Draft Environmental Impact Report for 600-foot high, 47-story building with about 600,000 square feet of office, 18,500 square feet of retail, 55 residences and 140 parking spaces after demolishing 3 office buildings and a parking lot; requiring conditional use approval.

4:15 P.M.

18. 81.524C - 2100 WEBSTER STREET, east side between Sacramento and Clay Streets within the Pacific Medical Center, Lot 1 in Assessor's Block 628 - Request for Authorization of Conditional Use (Planned Unit Development) for a MEDICAL OFFICE BUILDING with an average height of approximately 71 feet requiring consideration of the use and height provisions; modification of floor area ratio, rear yard and off-street parking provisions of the City Planning Code and requiring modification of conditions attached to previous planned unit development authorizations, in an RM-2 (Mixed Residential, Moderate Density) district.

6:15 P.M.

19. 81.276DC - 1600 BLOCK OF UNION STREET, north side between Franklin and Gough Streets, Lots 2A, 2B, 2C, 3-8, 9, 9A, 9B, 9D and 9E in Assessor's Block 529; Request for Reclassification of Property from a C-2 (Community Business) to an RC-1 (Residential-Commercial Combined, Low Density) district, in the Union Street Special Use District.

20. 81.276UD - 1648 UNION STREET, north side between Gough and Franklin Streets, Lot 6 in Assessor's Block 529 in a C-2 (Community Business) district with a proposed reclassification to an RC-1 (Residential-Commercial Combined, Low Density) district; Discretionary Review of Building Permit Application No. 8109118; a proposal to demolish the existing two-story structure, and construct a 4-story building having three dwelling units and approximately 4,000 square feet of commercial/office space.

(Continued from the Regular Meeting of April 8, 1982)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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4/22/82

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 22, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

APR 21 1982

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bieman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

12:00 NOON

FIELD TRIP - To view the sites of matters scheduled for future consideration by the City Planning Commission.

1:00 P.M.

1. Current Matters

A. Director's Report

1. Consideration of a resolution opposing accelerated Outer Continental Shelf (OCS) Lease Sale Schedule and pending proposed lease sales.
2. Presentation of design revisions for the 1040-room HOTEL RAMADA, located on the block bounded by Mason, Eddy, 5th Street North and Ellis.
3. AREA BOUNDED BY COLUMBUS AVENUE, KEARNY, WASHINGTON AND JACKSON STREETS, (commonly known as the INTERNATIONAL HOTEL block), Lots 4-16 in Assessor's Block 195, for consideration of initiation of reclassification from a C-2 (Community Business) to an RC-4 (Residential-Commercial Combined, High Density) district.

1:30 P.M.

2. 82.142U - 1915 FILMORE STREET, west side between Pine and Bush Streets, Lot 4 in Assessor's Block 659 - Request for Authorization of Special Use to permit a RESTAURANT (as part of a bar) in a C-2 (Community Business) district in the Upper Fillmore Special Use District.
3. 82.143U - 4026 1/2 - 24TH STREET, north side between Noe and Castro Streets, Lot 11 in Assessor's Block 3656 - Request for Authorization of Special Use to permit a COMMERCIAL EXPANSION of approximately 13,00 square feet on the ground and second floors in an RC-1 (Residential-Commercial Combined, Low Density) district in the Noe Valley Special Use District. (Application for rear yard and parking variance is set for hearing by the Zoning Administrator on April 21, 1982.)

2:00 P.M.

4. 81.113ED - CENTRAL PLAZA; 9-41 FIRST STREET, southwest corner of Market Street, Lots 11 and 12 in Assessor's Block 3709; Public Hearing on the Draft Environmental Impact Report for the construction of a 370,500 square-foot office project with one 23-story, 323-foot high, 232,000 square-foot building and one 9-story, 125-foot high, 88,500 square-foot building; 17,400 square feet of retail and a 62-car parking garage after demolition of three buildings; requiring Discretionary Review.

2:45 P.M.

5. 81.306ED - 254-264 TOWNSEND STREET, west side of Lusk Street, Lot 24 in Assessor's Block 3787; Appeal of the Preliminary Negative Declaration for construction of a 7-story, 31,900 square-foot office building with a separate 146-space parking garage on a vacant lot within an M-2 (Heavy Industrial) district, in a 105-F Height and Bulk District.
(Continued from the Regular Meeting of March 25, 1982)

6. 81.306ED - 254-264 TOWNSEND STREET, west side of Lusk Street, Lot 24 in Assessor's Block 3787; Consideration of Discretionary Review of Building Permit Application Nos. 8107972 and 8107973 for construction of a 7-story, 31,900 square-foot office building with a separate 146-space parking garage on a vacant lot within an M-2 (Heavy Industrial) district, in an 105-F Height and Bulk District.
(Continued from the Regular Meeting of March 25, 1982)

7. 81.306ED - 254-264 TOWNSEND STREET, west side of Lusk Street, Lot 24 in Assessor's Block 3787; Discretionary Review of Building Permit Application Nos. 8107972 and 8107973 for construction of a 7-story, 31,900 square-foot office building with a separate 146-space parking garage on a vacant lot within an M-2 (Heavy Industrial) district, in a 105-F Height and Bulk District.
(Continued from the Regular Meeting of March 25, 1982)

3:30 P.M.

8. 81.693EV - 539 BRYANT STREET, south side at Zoe Street, Lot 41 in Assessor's Block 3776; Appeal of the Preliminary Negative Declaration for a proposed conversion of a 63,000 square-foot warehouse to office use.
(Continued from the Regular Meeting of March 25, 1982)

9. 81.552EV - SOUTHERN WAREHOUSE at 625 2ND STREET, Lots 4, 5 and 7 in Assessor's Block 3789; Appeal of the Preliminary Negative Declaration for conversion of a 4-story brick warehouse to office use in an M-2 (Heavy Industrial) district; after demolition of a 2-story warehouse which would be replaced by a surface parking lot. A variance is being sought to allow valet parking for 197 parking spaces.
(Continued from the Regular Meeting of March 25, 1982)

3:30 P.M. (Cont)

10. 82.63Q - 95 - 26TH AVENUE, west side between El Camino del Mar and Sea Cliff Avenue, Lot 9 in Assessor's Block 1305 - Review for Consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RH-1 (House, One-Family) district.
(Continued from the Regular Meeting of April 1, 1982)
NOTE: Proposed for continuation - pending receipt of City Attorney's Opinion.

4:30 P.M.

11. R78.25 - ELSIE STREET, southwesterly of Esmeralda Avenue to Virginia Street, Review for Conformity with the Master Plan for street widening to 19 feet, involving sidewalk narrowing.

5:30 A.M.

12. 81.18E - SECOND and FOLSOM PROJECT (Marathon) located on the east side of Second Street between Folsom and Harrison Streets, Lots 25 and 51 in Assessor's Block 3749 - Consideration of Certification of Final Environmental Impact Report for a PLANNED UNIT DEVELOPMENT for an office complex of up to 12 stories in height, containing a gross floor area of up to 754,400 square feet, with modifications and exceptions to density, off-street parking, loading and bulk provisions otherwise applicable to the subject site.

13. CU81.5 - SECOND and FOLSOM PROJECT (Marathon) located on the east side of Second Street between Folsom and Harrison Streets, Lots 25 and 51 in Assessor's Block 3749 - Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for an office complex of up to 12 stories in height, containing a gross floor area of up to 754,400 square feet, with modifications and exceptions to density, off-street parking, loading and bulk provisions otherwise applicable to the subject site.
(Continued from the Regular Meeting of April 8, 1982)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 29, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

APR 30 1982

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

12:00 NOON

FIELD TRIP - To view the sites of matters scheduled for future consideration by the City Planning Commission.

1:00 P.M.

1. Current Matters

A. Director's Report

Consideration of request by project sponsor to extend the time for performance for six additional months to October 25, 1982, for the 1170-72 Market Street Project; previously approved by Resolution No. 8411 on November 1, 1979. (Mardikian Project)

B. Commissioners' Questions and Matters

1:30 P.M.

2. 81.605E - 1600 CORDILLERAS ROAD, Redwood City, Appeal of the Preliminary Negative Declaration for the removal of mature scenic trees from the San Francisco Water Department right-of-way.
(Continued from the Regular Meeting of April 1, 1982)

2:00 P.M.

3. 82.161C - PIER 44 east of The Embarcadero opposite the foot of Berry Street, Lot 44 in Assessor's Block 9900, Request for Authorization of Conditional Use to permit an AIRCRAFT LANDING FACILITY (Heliport) in an M-2 (Heavy Industrial) district.

4. 82.156C - PIER 47, north of Jefferson Street between Jones and Leavenworth Streets, Lot 47 in Assessor's Block 9900, Request for Authorization of Conditional Use to permit EXPANSION OF A RESTAURANT (Scoma's), a non-maritime use in the Northern Waterfront Special Use District No. 1 and within a C-2 (Community Business) district.

5. 81.612EZ - 2055 LOMBARD STREET, south side between Fillmore and Webster Streets, Lot 9 in Assessor's Block 509, Request for RECLASSIFICATION OF PROPERTY from a P (Public Use) district to a C-2 (Community Business) district to permit construction of a motor inn.

NOTICE OF MEETING AND CALENDAR

-2-

April 29, 1982

2:00 P.M. (Cont)

6. 82.155C - 33 BANBURY DRIVE, south side between 19th Avenue and Stratford Drive, Lot 37 in Assessor's Block 7244, Request for a Conditional Use Authorization to permit a RELIGIOUS INSTITUTION (Hillel House) in an RH-1(D) (House, One-Family Detached Dwellings) district.

7. 82.62C - 1198 FULTON STREET, northeast corner at Scott Street, Lot 15 in Assessor's Block 777, Request for Authorization of Conditional Use to permit OFFICES IN A DESIGNATED CITY LANDMARK in an RH-3 (House, Three-Family) district.

NOTE: Proposed for continuation to July 1, 1982.

3:30 P.M.

8. EE80.296 - 555 MONTGOMERY STREET (BANK OF CANTON HEADQUARTERS); Lots 1, 2, 3, 4, 29, 46 and 47 in Assessor's Block 227, Construction of a 282-foot-tall, 18-story office building including 230,440 gross square feet, Demolition of 4 buildings, including 555 Montgomery (a combined 2-story and 4-story building); 619-623 Clay (a 4-story building with commercial space and 22 vacant residential hotel units) and 631 Clay (a 4-story office building), and Retention of the Old Sub-Treasury Building.

4:00 P.M.

9. 81.689U - 3917 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 38 in Assessor's Block 6508, Request for Authorization of Special Use to permit conversion of 2nd floor of residential use to COMMERCIAL OFFICE use in an RC-1 (Residential-Commercial Combined, Low Density) district in the 24th Street (Noe Valley) Special Use District.
(Continued from the Regular Meeting of March 18, 1982)

NOTE: Proposed for continuation to October 28, 1982.

10. 81.604ACEVZ - 1298 SACRAMENTO STREET, northeast corner at Jones Streets, portion of Lot 89 in Assessor's Block 221 - Request for Reclassification of the southern 37- $\frac{1}{4}$ feet of property from an RM-3 (Mixed Residential, Medium Density) district to an RM-4 (Mixed Residential, High Density) district.
(Continued from the Regular Meeting of April 8, 1982)

11. 81.604ACEVZ - 1298 SACRAMENTO STREET, northeast corner at Jones Street, portion of Lot 89 in Assessor's Block 221 - Request for Certificate of Appropriateness for REHABILITATION and ADJACENT NEW CONSTRUCTION for Designated Landmark No. 106, The Chambord Apartments.
(Continued from the Regular Meeting of April 8, 1982)

12. 81.604ACEVZ - 1208-12 JONES STREET and 83-89 PLEASANT STREET, southeast corner of Jones and Pleasant Streets, portion of Lot 89 in Assessor's Block 221 - Request for Authorization of Conditional Use to EXCEED A HEIGHT OF 40 FEET in a 65-A Height and Bulk District.
(Continued from the Regular Meeting of April 8, 1982)

4:30 P.M.

13. 81.306ED - 254-264 TOWNSEND STREET, west side of Lusk Street, Lot 24 in Assessor's Block 3787; Appeal of the Preliminary Negative Declaration for construction of a 7-story, 81,900 square-foot office building with a separate 146-space parking garage on a vacant lot within an M-2 (Heavy Industrial) district, in a 105-F Height and Bulk District.

(Continued from the Regular Meeting of April 22, 1982)

14. 81.306ED - 254-264 TOWNSEND STREET, west side of Lusk Street, Lot 24 in Assessor's Block 3787; Consideration of Discretionary Review of Building Permit Application Nos. 8107972 and 8107973 for construction of a 7-story, 81,900 square-foot office building with a separate 146-space parking garage on a vacant lot within an M-2 (Heavy Industrial) district, in a 105-F Height and Bulk District.

(Continued from the Regular Meeting of April 22, 1982)

15. 81.306ED - 254-264 TOWNSEND STREET, west side of Lusk Street, Lot 24 in Assessor's Block 3787; Discretionary Review of Building Permit Application Nos. 8107972 and 8107973 for construction of a 7-story, 81,900 square-foot office building with a separate 146-space parking garage on a vacant lot within an M-2 (Heavy Industrial) district, in a 105-F Height and Bulk District.

(Continued from the Regular Meeting of April 22, 1982)

16. 81.693EV - 539 BRYANT STREET, south side at Zoe Street, Lot 41 in Assessor's Block 3776; Appeal of the Preliminary Negative Declaration for a proposed conversion of a 63,000 square-foot warehouse to office use.

(Continued from the Regular Meeting of April 22, 1982)

17. 81.552EV - SOUTHBEND WAREHOUSE at 625 2ND STREET, Lots 4, 5 and 7 in Assessor's Block 3789; Appeal of the Preliminary Negative Declaration for conversion of a 4-story brick warehouse to office use in an M-2 (Heavy Industrial) district; after demolition of a 2-story warehouse which would be replaced by a surface parking lot. A variance is being sought to allow valet parking for 197 parking spaces.

(Continued from the Regular Meeting of April 22, 1982)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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5-6-82

NOTICE OF MEETING
AND CALENDAR
OF THE

— SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY

— MAY 6, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

MAY 6, 1982

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

12:00 NOON

EXECUTIVE SESSION - To Confer With Counsel On Pending Litigation.

1:00 P.M.

1. Current Matters

A. Director's Report

Presentation of Downtown Transportation Improvement Program, Working Paper No. 1 - Transportation Demand Created by Downtown Employment Growth.

B. Commissioners' Questions and Matters

1:15 P.M.

2. 82.107Q - 279-289 DOWNEY STREET, west side between Ashbury and Frederick Streets, Lot 23 in Assessor's Block 1269 - Review for Consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of April 8, 1982)

3. 82.63Q - 95 - 26TH AVENUE, west side between El Camino del Mar and Sea Cliff Avenue, Lot 9 in Assessor's Block 1305 - Review for Consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an NH-1 (House, One-Family) district.

(Continued from the Regular Meeting of April 22, 1982)
NOTE: Proposed for continuation pending receipt of City Attorney's opinion.

1:30 P.M.

4. Informational Presentation on Industrial Activities in the South of Market Area.

2:30 P.M.

5. 81.567EL - 2160 GREEN STREET (SHERMAN HOUSE CARRIAGE HOUSE AND GARDENS), Lot 28 in Assessor's Block 540, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the designation of the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.
(Proposal to extend LANDMARK to CARRIAGE HOUSE AND GARDENS)

NOTE: This Item is not expected to be heard before 4:30 p.m.

3:00 P.M.

6. Consideration of Resolution of Intention to Initiate Reclassification of a portion of the Tenderloin generally bounded by Post, Van Ness, McAllister and Mason from C-2 and C-3-G to RC-4.
7. Consideration of Resolution of Intention to Initiate Reclassification of Commercially Zoned (C-2) portion of North Beach generally bounded by Washington, Montgomery, Powell and Columbus Avenue north to Francisco Street to RC-2, RC-3 and RC-4.
8. EEC1.52 - 50 OSGOOD PLACE, southeast corner at Broadway, Lot 31 in Assessor's Block 164 - Appeal of the Preliminary Negative Declaration for the proposed construction of a 5-story-over-garage office building, in a C-2 (Community Business) district and an initiated RC-2 to RC-4 (Residential-Commercial Combined, Moderate to High Density) district.
NOTE: This Item is not expected to be heard before 5:00 p.m.
9. 81.593C - 50 OSGOOD PLACE, southeast corner at Broadway, Lot 31 in Assessor's Block 164 - Request for Discretionary Review in lieu of Conditional Use to permit COMMERCIAL USE ABOVE THE GROUND FLOOR (5-story-over-garage office building) in a C-2 (Community Business) district and an initiated RC-2 to RC-4 (Residential-Commercial Combined, Moderate to High Density) district.

4:30 P.M.

10. 81.367EZC - 2166 PACIFIC AVENUE, north side between Buchanan and Laguna Streets, Lot 29 in Assessor's Block 579 - Request for Authorization of Conditional Use to permit 4 UNITS on a lot with approximately 4,389 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of April 1, 1982)
11. 81.607U - 2088-90 UNION STREET, northwest corner at Webster Street, Lot 17 in Assessor's Block 532 - Request for Authorization of Special Use to permit an increase of approximately 7,000 square feet of COMMERCIAL OFFICE SPACE on 2nd and 3rd floors in an C-2 (Community Business) district in the Union Street Special Use District.
(Continued from the Regular Meeting of April 15, 1982)

NOTICE OF MEETING AND CALENDAR

-3-

May 6, 1982

5:30 P.M.

12. 81.604ACEVZ - 1298 SACRAMENTO STREET, northeast corner at Jones Street, portion of Lot 89 in Assessor's Block 221 - Request for Reclassification of the southern 37- $\frac{1}{2}$ feet of property from an RI-3 (Mixed Residential, Medium Density) district to an RI-4 (Mixed Residential, High Density) district.
(Continued from the Regular Meeting of April 29, 1982)

13. 81.604ACEVZ - 1298 SACRAMENTO STREET, northeast corner at Jones Street, portion of Lot 89 in Assessor's Block 221 - Request for Certificate of Appropriateness for REHABILITATION and ADJACENT NEW CONSTRUCTION for Designated Landmark No. 106, The Chambord Apartments.
(Continued from the Regular Meeting of April 29, 1982)

14. 81.604ACEVZ - 1208-12 JONES STREET and 83-89 PLEASANT STREET, southeast corner of Jones and Pleasant Streets, portion of Lot 89 in Assessor's Block 221 - Request for Authorization of Conditional Use to EXCEED A HEIGHT OF 40 FEET in a 65-A Height and Bulk District, and for a COMMUNITY GARAGE in a new construction on the northern 82.67 feet of property.
(Continued from the Regular Meeting of April 29, 1982)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.



April 27, 1982

MEMORANDUM

TO : All interested parties

FROM: Dean L. Macris, Director of Planning

RE : Revised Housing Element of the Master Plan

To keep you informed on the status of San Francisco's Housing Element, we are providing an update on the schedule for adoption of the Element.

Many of you attended one of the community meetings held since proposed revisions to the Housing Element were released in January. Department staff also had the opportunity to meet with many neighborhood groups to discuss the proposed revisions and listen to your comments and criticisms. And finally, written comments were received from many groups and individuals.

The Department staff is now revising the January draft. An Environmental Impact Report is being prepared to analyze the impact of the proposals in the draft Housing Element. Our current schedule for actions leading to certification of the EIR and adoption of the Housing Element is as follows:

- o Housing Element second draft will be available before the end of May.
- o Public hearing will be held approximately three weeks after the release of the second draft.
- o Draft EIR on the Housing Element will be available before the end of June.
- o Public hearing on draft EIR will be held in July.
- o Public hearing for certification of EIR and adoption of Housing Element is scheduled by the end of August.

We will advise you of any changes in this schedule. Thank you for your involvement in the development of this important document. We look forward to your continued participation in this project.

SF
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5/18/82

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 13, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DRAFT
5/17/82
SAN FRANCISCO
P.D. 1200

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

12:00 NOON

FIELD TRIP - To view the sites of matters scheduled for future consideration by the City Planning Commission.

1:00 P.M.

I. Current Matters

A. Director's Report

21ST and BARTLETT - Review of Final Plans for up to 51 units over City parking garage, pursuant to City Planning Commission Resolution No. 9017.

B. Commissioners' Questions and Matters

1:30 P.M.

2. 82.161C - PIER 44 east of The Embarcadero opposite the foot of Berry Street, Lot 44 in Assessor's Block 9900, Request for Authorization of Conditional Use to permit an AIRCRAFT LANDING FACILITY (Heliport) in an M-2 (Heavy Industrial) district.
(Continued from the Regular Meeting of April 29, 1982)

3. 82.181Q - 65 HERMANN STREET, south side between Laguna and Buchanan Streets, Lot 11 in Assessor's Block 872 - Review for Consistency with the Master Plan for a 12-UNIT CONDOMINIUM CONVERSION subdivision in a C-2 (Community Business) district.

4. 82.125Q - 22 TERRA VISTA AVENUE, northwest corner at St. Joseph's Avenue, Lot 1 in Assessor's Block 1103 - Review for Consistency with the Master Plan for a 62-UNIT CONDOMINIUM CONVERSION subdivision in an RM-2 (Mixed Residential, Moderate Density) district.

5. 82.124Q - 8 JORDAN AVENUE, southeast corner at California Street, Lot 38 in Assessor's Block 1038 - Review for consistency with the Master Plan for a 12-UNIT CONDOMINIUM CONVERSION subdivision in an RM-2 (Mixed Residential, Moderate Density) district.

2:30 P.M.

6. 82.176M - Consideration of Amendment to a map in the Northeastern Waterfront Area Plan, a part of the Master Plan, to show the REROUTING OF THE RECOMMENDED "E" PASSENGER RAIL LINE from Lot 3 in Assessor's Block 3715 to Lot 4 in Assessor's Block 3715; or locations southerly thereof.

2:30 P.M. (Cont)

7. 82.16C - 121 STEUART STREET, east side between Mission and Howard Streets, Lot 3 in Assessor's Block 3715 - Request for Authorization of Conditional Use for EXCEPTION TO THE BULK PROVISIONS of the City Planning Code for a 7-STORY OFFICE BUILDING of 49,000 square feet for several charitable and community agencies in the C-3-0 (Downtown Office) district and an 84-E Height and Bulk District.

8. EE79.131 - 1800 BLOCK OF NEWHALL STREET, Consideration of Certification of the Final Environmental Impact Report for SILVER VIEW TERRACE, PLANNED UNIT DEVELOPMENT on the 11-acre former Mount St. Joseph's Orphanage site, bounded by existing homes and by Newhall Street, Lot 2 in Assessor's Block 5335A, for 150 SINGLE-FAMILY DWELLING UNITS, 365 parking spaces, 3 streets, walkways, lighting utilities and landscaping; in an RH-1 (House, One-Family) district.

9. 82.153C - 1800 BLOCK OF NEWHALL STREET (Silverview Terrace), the major portion of the block bounded by Newhall Street, Bridgeview Drive and Topeka Avenue, Lot 2 in Assessor's Block 5335A - Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for a RESIDENTIAL SUBDIVISION CONSISTING OF UP TO 150 DWELLING UNITS requiring modifications to density and open space provisions otherwise applicable to the subject site in an RH-1 (House, One-Family) district.

3:30 P.M.

10. 81.195E - 388 MARKET STREET BUILDING; Lots 1 and 2 in Assessor's Block 265; Public Hearing on the Draft Environmental Impact Report for Construction of a 26-story, 375-foot high building with about 10,000 square feet of retail space on the ground floor, 234,500 square feet of office space and 57 dwelling units on upper floors and a 47-car garage in basement levels after demolition of two retail/office buildings of 8 and 9 stories.

4:30 P.M.

11. EE81.11 - 25TH STREET and CLIPPER STREET at Homestead Street, Lots 16, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; Appeal of the Preliminary Negative Declaration to construct on vacant lot 33 dwelling units in 3 buildings with 43 parking spaces in common garage under 3 of the buildings with access from 24th Street and from Clipper Street, requiring conditional use authorization.
(Continued from the Regular Meeting of March 25, 1982)
NOTE: Proposed for continuation to June 24, 1982.

12. R82.44 - 25TH STREET and CLIPPER STREET at Homestead Street, Lots 16, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; proposed sale of property, in a P (Public Use) district.
(Continued from the Regular Meeting of March 25, 1982)
NOTE: Proposed for continuation to June 24, 1982.

4:30 P.M. (Cont)

13. CUB1.4 - South side of 25TH STREET, Clipper Street at Homestead Street, Lots 16, 17, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; Request for Authorization of a Conditional Use for a PLANNED UNIT DEVELOPMENT, with modifications to density, open space and off-street parking provisions otherwise applicable to the subject site for approximately 33 dwelling units and 43 off-street parking spaces in an RH-2 (House, Two-Family) and 40-X Height and Bulk districts. A five-foot wide strip of land adjoining the Clipper Street property line and presently owned by the City may be a part of the development.

(Continued from the Regular Meeting of March 25, 1982)

NOTE: Proposed for continuation to June 24, 1982.

14. 82.143U - 4026½ - 24TH STREET, north side between Noe and Castro Streets, Lot 11 in Assessor's Block 3656 - Request for Authorization of Special Use to permit a COMMERCIAL EXPANSION of approximately 13,000 square feet on the ground and second floors in an RC-1 (Residential-Commercial Combined, Low Density) district in the Noe Valley Special Use District.

(Continued from the Regular Meeting of April 22, 1982)

15. EE80.281 - 250 MONTGOMERY STREET, southeast corner of Pine and Montgomery Streets, Lots 17, 18 and 19 in Assessor's Block 268; Appeal of the Preliminary Negative Declaration for a proposed 14-story office building, including ground floor retail for a total of 113,200 gross square feet.

16. 81.422D - 250 MONTGOMERY STREET, southeast corner of Pine and Montgomery Streets, Lot 17, 18 and 19 in Assessor's Block 268; Discretionary Review of Building Permit Application No. 8103326 for a proposed 14-story office building, including ground floor retail for a total of 113,200 gross square feet.

17. 81.604ACEVZ - 1298 SACRAMENTO STREET, northeast corner at Jones Street, portion of Lot 89 in Assessor's Block 221 - Request for Reclassification of the southern 37-½ feet of property from an RM-3 (Mixed Residential, Medium Density) district to an RM-4 (Mixed Residential, High Density) district.

(Continued from the Regular Meeting of April 29, 1982)

18. 81.604ACEVZ - 1298 SACRAMENTO STREET, northeast corner at Jones Street, portion of Lot 89 in Assessor's Block 221 - Request for Certificate of Appropriateness for REHABILITATION and ADJACENT NEW CONSTRUCTION for Designated Landmark No. 106, The Chambord Apartments.

(Continued from the Regular Meeting of April 29, 1982)

4:30 P.M.

19. 81.604ACEVZ - 1203-12 JONES STREET and 83-89 PLEASANT STREET, southeast corner of Jones and Pleasant Streets, portion of Lot 89 in Assessor's Block 221 - Request for Authorization of Conditional Use to EXCEED A HEIGHT OF 40 FEET in a 65-A Height and Bulk District, and for a COMMUNITY GARAGE in a new construction on the northern 82.67 feet of property.

(Continued from the Regular Meeting of April 29, 1982)

5:00 P.M.

20. 81.306ED - 254-264 TOWNSEND STREET, west side of Lusk Street, Lot 24 in Assessor's Block 3787; Appeal of the Preliminary Negative Declaration for construction of a 7-story, 81,900 square-foot office building with a separate 146-space parking garage on a vacant lot within an M-2 (Heavy Industrial) district, in an 105-F Height and Bulk District.

(Continued from the Regular Meeting of April 29, 1982)

NOTE: Proposed for continuation.

21. 81.306ED - 254-264 TOWNSEND STREET, west side of Lusk Street, Lot 24 in Assessor's Block 3787; Consideration of Discretionary Review of Building Permit Application Nos. 8107972 and 8107973 for construction of a 7-story, 81,900 square-foot office building with a separate 146-space parking garage on a vacant lot within an M-2 (Heavy Industrial) district, in an 105-F Height and Bulk District.

(Continued from the Regular Meeting of April 29, 1982)

NOTE: Proposed for continuation.

22. 81.306ED - 254-64 TOWNSEND STREET, west side of Lusk Street, Lot 24 in Assessor's Block 3787; Discretionary Review of Building Permit Application Nos. 8107972 and 8107973 for construction of a 7-story, 81,900 square-foot office building with a separate 146-space parking garage on a vacant lot with an M-2 (Heavy Industrial) district, in a 105-F Height and Bulk District.

(Continued from the Regular Meeting of April 29, 1982)

NOTE: Proposed for continuation.

23. 81.552EV - SOUTHERN WAREHOUSE at 625 2ND STREET, Lots 4, 5 and 7 in Assessor's Block 3789; Appeal of the Preliminary Negative Declaration for conversion of a 4-story brick warehouse to office use in an M-2 (Heavy Industrial) district; after demolition of a 2-story warehouse which would be replaced by a surface parking lot. A variance is being sought to allow valet parking for 197 parking spaces.

(Continued from the Regular Meeting of April 29, 1982)

NOTE: Proposed for continuation.

24. 81.693EV - 539 BRYANT STREET, south side at Zoe Street, Lot 41 in Assessor's Block 3776; Appeal of the Preliminary Negative Declaration for a proposed conversion of a 63,000 square-foot warehouse to office use.

(Continued from the Regular Meeting of April 29, 1982)

Adjournment.

NOTE: For Information Related to Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 553-4656.

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 13, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DRAFT

1982-05-13

1982-05-13

1:30 P.M.

5A. 82.94R - 425 ANDOVER STREET, EAST SIDE BETWEEN CORTLAND AND
TOMPKINS AVENUES, LOT 1 IN ASSESSOR'S BLOCK 5707;
REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR
SALE OF SCHOOL DISTRICT PROPERTY TO THE PUBLIC
UTILITIES COMMISSION FOR CONSTRUCTION OF AN ELECTRIC
POWER SUPPLY SUBSTATION TO FACILITATE ELECTRIFI-
CATION OF THE NO. 24 DIVISADERO MUNI ROUTE.

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5/20/82

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 20, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

NOT. 20 D 1002
CITY PLANNING
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:00 P.M.

1. Current Matters

A. Director's Report

1. Review of Downtown Parking Inventory
2. Presentation of Downtown Transportation Program Working Paper No. 1 - Projection of Long-range Transportation Demand.

B. Commissioners' Questions and Matters

1:30 P.M.

2. Consideration of Resolution of Intention to Reclassify Rincon Hill (approximately 49 acres of land generally bounded by Folsom, Steuart, Bryant and Essex Streets) from M-1 (Light Industrial) to RC-2 (Residential-Commercial, Moderate Density) as an interim action pending completion of permanent zoning controls based upon the "Plan For Rincon Hill".
3. 81.632EC - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Appeal of the Preliminary Negative Declaration for construction of 8 UNITS on a lot with approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of April 15, 1982)
NOTE: Continuation requested by project sponsor to a later date.
4. 81.632EC - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Request for Authorization of Conditional Use to permit 8 UNITS on a lot with approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of April 15, 1982)
NOTE: Continuation requested by project sponsor to a later date.

2:30 P.M.

5. 81.388D - 34-38 NEVADA STREET, west side between Bernal Heights Boulevard and Chapman Street, Lots 15 and 16 in Assessor's Block 5629 in an RH-1 (House, One-Family) district; Consideration of Discretionary Review of Building Permit Application Nos. 8103993 and 8103994; proposal to construct two 3-story, single-family dwellings on adjoining lots.

6. 81.388D - 34-38 NEVADA STREET, west side between Bernal Heights Boulevard and Chapman Street, Lots 15 and 16 in Assessor's Block 5629 in an RH-1 (House, One-Family) district; Discretionary Review of Building Permit Application Nos. 8103993 and 8103994; proposal to construct two 3-story, single-family dwellings on adjoining lots.

7. 82.188D - 3505 PACIFIC AVENUE, south side between Locust and Spruce Streets, Lot 20 in Assessor's Block 970 in an RH-1 (House, One-Family) district, Consideration of Discretionary Review of Building Permit Application No. 8200876; proposal to construct a single-family dwelling which will block several lot-line windows of an adjacent structure.

8. 82.188D - 3505 PACIFIC AVENUE, south side between Locust and Spruce Streets, Lot 20 in Assessor's Block 970 in an RH-1 (House, One-Family) district, Discretionary Review of Building Permit Application No. 8200876; proposal to construct a single-family dwelling which will block several lot-line windows of an adjacent structure.

9. 81.717E - 2027-45 BALBOA STREET, south side, between 21st and 22nd Avenues, Lot 41 in Assessor's Block 1623; Appeal of the Preliminary Negative Declaration for the subdivision of this parcel into 4 lots with 2,500 square feet each and the construction of 3 dwelling units on each lot in an RC-1 (Residential-Commercial Combined, Low Density) district.
(Continued from the Regular Meeting of April 15, 1982)

10. 81381A - HILLS BUILDING, designated Landmark No. 76 at 266 BUSH STREET, Lot 3 in Assessor's Block 268 - Application for Certification of Appropriateness for a SIGN, acting on the recommendation of the Landmarks Preservation Advisory Board for disapproval.

3:30 P.M.

11. 81.415ED - 1299 SANSOME STREET, southwest corner of Sansome and Filbert Streets; Lot 1 in Assessor's Block 106; Public Hearing on the Draft Environmental Impact Report for the construction of a NEW OFFICE DEVELOPMENT; 44,550 square-foot building on a 7,200 square-foot lot located in a C-2 (Community Business) district and a proposed Historical/Special Use District No. 3 after demolition of an existing single-story commercial structure. Approximately 77 parking spaces would be provided in an existing garage one block north of the site.

4:30 P.M.

12. EE80.337 - 201 SPEAR STREET, southeast corner of Howard and Spear Streets, Lots 16, 17 and 26 in Assessor's Block 3741 - Consideration of Certification of the Final Environmental Impact Report for the construction of an 18-STORY OFFICE BUILDING of 262,000 square feet in the C-3-S (Downtown Support) and 240-G Height and Bulk districts.

13. 82.203C - 201 SPEAR STREET, southeast corner of Howard and Spear Streets, Lot 16, 17 and 26 in Assessor's Block 3741 - Request for Authorization of Conditional Use for EXCEPTION TO THE BULK PROVISIONS of the City Planning Code for an 18-STORY OFFICE BUILDING of 262,000 square feet in the C-3-S (Downtown Support) and 240-G Height and Bulk districts.

14. CUC1.5 - SECOND AND FOLSOM PROJECT ("Marathon"), east side of Second Street between Folsom and Harrison Streets, Lots 25 and 51 in Assessor's Block 3749 - Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for an office complex of up to 12 stories in height, containing a gross floor area of up to 754,400 square feet, with modifications and exceptions to density, off-street parking, loading and bulk provisions otherwise applicable to the subject site.
(Continued from the Regular Meeting of April 22, 1982)

6:00 P.M.

15. 82.94R - 425 ANDOVER STREET, eastside between Cortland and Tompkins Avenues, Lot 1 in Assessor's Block 5707; Review for Consistency with the Master Plan for sale of school district property to the Public Utilities Commission for construction of an electric power supply substation to facilitate electrification of the No. Divisadero MUNI Route.
(Continued from the Regular Meeting of May 13, 1982)

16. 81.306ED - 254-264 TOWNSEND STREET, west side of Lusk Street, Lot 24 in Assessor's Block 3787; Appeal of the Preliminary Negative Declaration for construction of a 7-story, 81,900 square-foot office building with a separate 146-space parking garage on a vacant lot within an M-2 (Heavy Industrial) district, in an 105-F Height and Bulk District.
(Continued from the Regular Meeting of May 13, 1982)

May 20, 1982

6:00 P.M. (Cont)

17. 81.306ED - 254-64 TOWNSEND STREET, west side of Lusk Street, Lot 24 in Assessor's Block 3787; Consideration of Discretionary Review of Building Permit Application Nos. 8107972 and 8107973 for construction of a 7-story, 81,900 square-foot office building with a separate 146-space parking garage on a vacant lot within an M-2 (Heavy Industrial) district, in an 105-F Height and Bulk District.

(Continued from the Regular Meeting of May 13, 1982)

18. 81.306ED - 254-264 TOWNSEND STREET, west side of Lusk Street, Lot 24 in Assessor's Block 3787; Discretionary Review of Building Permit Application Nos. 8107972 and 8107973 for construction of a 7-story, 81,900 square-foot office building with a separate 146-space parking garage on a vacant lot with an M-2 (Heavy Industrial) district, in a 105-F Height and Bulk District.

(Continued from the Regular Meeting of May 13, 1982)

19. 81.552EV - SOUTHERN WAREHOUSE at 625 21st STREET, Lots 4, 5 and 7 Assessor's Block 3789; Appeal of the Preliminary Negative Declaration for conversion of a 4-story brick warehouse to office use in an M-2 (Heavy Industrial) district; after demolition of a 2-story warehouse which would be replaced by a surface parking lot. A variance is being sought to allow valet parking for 197 parking spaces.

(Continued from the Regular Meeting of May 13, 1982)

6:45 P.M.

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(Continued from the Regular Meeting of May 13, 1982)

21. 81.604ACEVZ - 1298 SACRAMENTO STREET, northeast corner at Jones Street, portion of Lot 89 in Assessor's Block 221 - Request for Certificate of Appropriateness for REHABILITATION and ADJACENT NEW CONSTRUCTION for Designated Landmark No. 106, The Chambord Apartments.

(Continued from the Regular Meeting of May 13, 1982)

22. 81.604ACEVZ - 1203-12 JONES STREET and 83-89 PLEASANT STREET, southeast corner of Jones and Pleasant Streets, portion of Lot 89 in Assessor's Block 221 - Request for Authorization of Conditional Use to EXCEED A HEIGHT OF 40 FEET in a 65-A Height and Bulk District, and for a COMMUNITY GARAGE in a new construction on the northern 82.67 feet of property.

(Continued from the Regular Meeting of May 13, 1982)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

MAY 17 1982

SF

NOTICE OF MEETING
AND CALENDAR
OF THE
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 27, 1982
ROOM 282, CITY HALL
1:00 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

12:00 NOON

FIELD TRIP - To view the sites of matters scheduled for future consideration by the City Planning Commission.

1:00 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

1:30 P.M.

2. Consideration of Resolution of Intention to Reclassify Rincon Hill (approximately 49 acres of land generally bounded by Folsom, Steuart, Bryant and Essex Streets) from M-1 (Light Industrial) to RC-2 (Residential-Commercial, Moderate Density) as an interim action pending completion of permanent zoning controls based upon the "Plan For Rincon Hill".
(Continued from the Regular Meeting of May 20, 1982)

3. 81.381A - MILLS BUILDING, designated Landmark No. 76 at 266 BUSH STREET, Lot 8 in Assessor's Block 268 - Application for Certification of Appropriateness for a SIGN, acting on the recommendation of the Landmarks Preservation Advisory Board for disapproval.
(Continued from the Regular Meeting of May 20, 1982)

2:00 P.M.

- + 82.188D - 3505 PACIFIC AVENUE, south side between Locust and Spruce Streets, Lot 20 in Assessor's Block 970 in an RH-1 (House, One-Family) district, Consideration of Discretionary Review of Building Permit Application No. 8200876; proposal to construct a single-family dwelling which will block several lot-line windows of an adjacent structure.
(Continued from the Regular Meeting of May 20, 1982)

5. 82.188D - 3505 PACIFIC AVENUE, south side between Locust and Spruce Streets, Lot 20 in Assessor's Block 970 in an RH-1 (House, One-Family) district; Discretionary Review of Building Permit Application No. 8200876; proposal to construct a single-family dwelling which will block several lot-line windows of an adjacent structure.
(Continued from the Regular Meeting of May 20, 1982)

2:00 P.M. (Cont)

6. 82.204D - 3358 WASHINGTON STREET, north side between Presidio Avenue and Walnut Street, Lot 11A in Assessor's Block 984 in an RH-1 (House, One-Family) district; Consideration of Discretionary Review of Building Permit Application No. 8201782; proposal to construct a 26-foot deep addition at the rear of the existing dwelling varying in height from three stories to one story.

7. 82.204D - 3358 WASHINGTON STREET, north side between Presidio Avenue and Walnut Street, Lot 11A in Assessor's Block 984 in an RH-1 (House, One-Family) district; Discretionary Review of Building Permit Application No. 8201782; proposal to construct a 26-foot deep addition at the rear of the existing dwelling varying in height from three stories to one story.

8. 82.148U - 2728 - 24TH STREET, northwest corner at Hampshire Street, Lot 17 in Assessor's Block 4211 - Request for Authorization of Special Use to permit a RESTAURANT EXPANSION of approximately 550 square feet in a C-2 (Community Business) district in the 24th Street-Mission Special Use District.

9. 82.187U - 1062 VALENCIA STREET, west side between Hill and 22nd Streets, Lot 8B in Assessor's Block 3617 - Request for Authorization of Special Use to permit a EAR EXPANSION of approximately 1,000 square feet in a C-2 (Community Business) district in the Valencia Street Special Use District.

10. 82.112U - 3881 - 24TH STREET, south side between Vicksburg and Sanchez Streets, Lot 23 in Assessor's Block 6509 - Request for Authorization of Special Use to permit RESTAURANT EXPANSION of approximately 460 square feet on the second floor in an RC-1 (Residential-Commercial Combined, Low Density) district in the Noe Valley Special Use District.
NOTE: The above matter has been withdrawn.

11. 82.165U - 2030 UNION STREET, south side between Buchanan and Webster Streets, Lot 21 in Assessor's Block 541 - Request for Authorization of Special Use to permit a RESTAURANT seating 25 people in an existing bakery in a C-2 (Community Business) district in the Union Street Special Use District.

12. 81.689U - 3917 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 38 in Assessor's Block 6508, Request for Authorization of Special Use to permit conversion of 2nd floor of residential use to COMMERCIAL OFFICE use in an RC-1 (Residential-Commercial Combined, Low Density) district in the 24th Street (Noe Valley) Special Use District.
(Continued from the Regular Meeting of April 29, 1982)

NOTICE OF MEETING AND CALENDAR

-3-

May 27, 1982

3:00 P.M.

13. 82.155C - 33 BANBURY DRIVE, south side between 19th Avenue and Stratford Drive, Lot 37 in Assessor's Block 7244, Request for a Conditional Use Authorization to permit a RELIGIOUS INSTITUTION (Hillel House) in an RH-1(D) (House, One-Family Detached Dwellings) district.
(Continued from the Regular Meeting of April 29, 1982)
NOTE: Proposed for continuation to June 3, 1982.

14. 81.609EC - 399 BUENA VISTA EAST (former St. Joseph's College of Nursing Building), southeast side between Park Hill Avenue and Upper Terrace Lots 23 and 99 in Assessor's Block 2607, Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to include 40 living units, approximately 17,500 square feet of office space and 16 parking spaces in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of April 15, 1982)

15. 82.161C - PIER 44 east of The Embarcadero opposite the foot of Berry Street, Lot 44 in Assessor's Block 9900, Request for Authorization of Conditional Use to permit an AIRCRAFT LANDING FACILITY (Heliport) in an M-2 (Heavy Industrial) district.
(Continued from the Regular Meeting of May 13, 1982)

16. 81.632EC - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Appeal of the Preliminary Negative Declaration for construction of 8 UNITS on a lot with approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of May 20, 1982)

17. 81.632EC - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Request for Authorization of Conditional Use to permit 8 UNITS on a lot with approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of May 20, 1982)

4:00 P.M.

18. EE78.418 - CALIFORNIA and POWELL CONDOMINIUMS; southeast corner of California and Powell, Lot 16 in Assessor's Block 245; Public Hearing of the Draft Environmental Impact Report for construction of a 16-story, 160-foot-tall building in place of a 17-space surface parking lot. There would be 29 units and 30 parking spaces. Requiring Conditional Use Authorization.

NOTICE OF MEETING AND CALENDAR

-4-

May 27, 1982

4:00 P.M. (Cont)

19. 82.63Q - 95 - 26TH AVENUE, west side between El Camino del Mar and Sea Cliff Avenue, Lot 9 in Assessor's Block 1305 - Review for Consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RH-1 (House, One-Family) district.
(Continued from the Regular Meeting of May 6, 1982)
NOTE: Proposed for continuation to a later date.

20. 82.125Q - 22 TERRA VISTA AVENUE, northwest corner at St. Joseph's Avenue, Lot 1 in Assessor's Block 1103 - Review for Consistency with the Master Plan for a 62-UNIT CONDOMINIUM CONVERSION subdivision in an RM-2 (Mixed Residential, Moderate Density) district.
(Continued from the Regular Meeting of May 13, 1982)
NOTE: Proposed for continuation to a later date.

4:45 P.M.

21. EE81.52 - 50 OSGOOD PLACE, southeast corner at Broadway, Lot 31 in Assessor's Block 164 - Appeal of the Preliminary Negative Declaration for the proposed construction of a 5-story-over-garage office building, in a C-2 (Community Business) district and an initiated RC-2 to RC-4 (Residential-Commercial Combined, Moderate to High Density) district.
(Continued from the Regular Meeting of May 6, 1982)

22. 81.583C - 50 OSGOOD PLACE, southeast corner at Broadway, Lot 31 in Assessor's Block 164 - Request for Discretionary Review in lieu of Conditional Use to permit COMMERCIAL USE ABOVE THE GROUND FLOOR (5-story-over-garage office building) in a C-2 (Community Business) district and an initiated RC-2 to RC-4 (Residential-Commercial Combined, Moderate to High Density) district.
(Continued from the Regular Meeting of May 6, 1982)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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JUN 8 1982

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 3, 1982
ROOM 282, CITY HALL
1:00 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Solar.

12:00 NOON

FIELD TRIP - To view the sites of matters scheduled for future consideration by the City Planning Commission.

1:00 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

1:30 P.M.

2. Informational Presentation, by the Architectural Foundation of Northern California, of the Award Winning Essay, "San Francisco Perspectives for the Future".

2:30 P.M.

3. 82.230E - ALAMEDA COUNTY, ALTA MONT HILLS LANDFILL; Appeal of the Preliminary Negative Declaration for San Francisco Solid Waste.
4. 81.449EC - 747 POST STREET, Lots 7, 8 and 17 in Assessor's Block 304; Appeal of the Preliminary Negative Declaration to construct approximately 150 dwelling units in two 160-foot high towers, preserving the facade of the former Alcazar Theatre, providing approximately 175 parking spaces, requiring Conditional Use Authorization for a Planned Unit Development.

2:45 P.M.

5. 81.381A - MILLS BUILDING, designated Landmark No. 76 at 266 BUSH STREET, Lot 8 in Assessor's Block 268 - Application for Certification of Appropriateness for a SIGN, acting on the recommendation of the Landmarks Preservation Advisory Board for disapproval.
(Continued from the Regular Meeting of May 27, 1982)

6. Presentation of two proposed amendments to the Environmental Protection Element of the Comprehensive Plan of San Francisco. The first amendment would add a new energy section to the Element incorporating seven new objectives and a number of related policies on the use and conservation of energy. The second amendment would add a new policy to the conservation section of the Element, advocating coastal protection in relation to off-shore oil development.

3:30 P.M.

7. Consideration of a Resolution adopting the additions to the Environmental Protection Element of the Master Plan, entitled Energy - Objectives and Policies - A proposal for Citizen Review, 1982 and endorsing the two Citizens Energy Policy Advisory Committee Reports entitled, "Recommendations For Reducing Municipal Energy Costs," June, 1981 and "Recommendations for Reducing Community Energy Costs," April, 1982.
8. 81.660Q - 3119 JACKSON STREET, south side between Presidio Avenue and Lyon Street, Lot 20 in Assessor's Block 983 - Review for Consistency with Master Plan for a 9-UNIT CONDOMINIUM CONVERSION subdivision requesting EXCEPTION from preservation of moderate-income housing provision of the Subdivision Code.
(Continued from the Regular Meeting of April 15, 1982)
9. 81.624Q - 2090 GREAT HIGHWAY, northeast corner at Quintara Street, Lot 16 in Assessor's Block 2168 - Review for Consistency with Master Plan for an 18-UNIT CONDOMINIUM CONVERSION subdivision requesting EXCEPTION from preservation of moderate-income housing provision of the Subdivision Code.
(Continued from the Regular Meeting of April 15, 1982)
10. 82.75CV - 1485-87 - 20TH AVENUE, west side between Judah and Kirkham Streets, Lot 13 in Assessor's Block 1833 - Request for Authorization of Conditional Use to permit up to 3 UNITS on a lot with approximately 4,200 square feet when one unit for each 1,500 square feet can be allowed as a conditional use in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of April 1, 1982)

4:00 P.M.

11. 32.144E - GROSVENOR TONNHOUSE HOTEL, 415 TAYLOR STREET near O'Farrell Street, Lot 2 in Assessor's Block 317; Appeal of the Environmental Impact Report Requirement to construct 13,277 square-foot site an 18-story, 223-room, 153,330-square-foot hotel with ground floor retail and with 2 freight loading spaces and 16 subsurface parking spaces accessible from Shannon Street after demolition of 2-story concrete auto rental garage.

4:30 P.M.

12. R81.11 - EDGEHILL WAY, Lots 8 and 9 in Assessor's Block 2934 - Review for Conformity with Master Plan of Revocable Encroachment Permit for Driveway Access across public right-of-way.
13. 81.108ED - EDGEHILL WAY, Lots 8 and 9 in Assessor's Block 2934 - Discretionary Review of one-family dwelling, involving Building Permit Application No. 8201198.

June 3, 1982

5:00 P.M.

14. 02.14C - 1660 MISSION STREET, northwest side between Otis Street and South Van Ness Avenue, Lot 8 in Assessor's Block 3512 - Request for Authorization of Conditional Use for an EXCEPTION FROM THE BULK LIMITS and for a PLANNED UNIT DEVELOPMENT including a MODIFICATION OF THE OFF-STREET PARKING REQUIREMENTS for an office building/computer facility in an existing automobile showroom building in a C-11 (Heavy Commercial) district.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 550-4656.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 10, 1982
ROCM 282, CITY HALL
1:00 P.M.

JUN 8 1982
SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:00 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

1:15 P.M.

2. 81.415ED - 1299 SANSOME STREET, southwest corner of Sansome and Filbert Streets; Lot 1 in Assessor's Block 106 - Certification of the Final Environmental Impact Report for the construction of a NEW OFFICE DEVELOPMENT; 44,550 square-foot building on a 7,200 square-foot lot located in a C-2 (Community Business) district and a proposed Historical/Special Use District No. 3 after demolition of an existing single-story commercial structure. Approximately 77 parking spaces would be provided off-site in an existing garage located one block north of the site.
3. 81.415ED - 1299 SANSOME STREET, southwest corner of Sansome and Filbert Streets; Lot 1 in Assessor's Block 106 - Discretionary Review of Building Permit Application No. 8207182 for the construction of a NEW OFFICE DEVELOPMENT; 44,550 square-foot building on a 7,200 square-foot lot located in a C-2 (Community Business) district and proposed Historical/Special Use District No. 3 after demolition of an existing single-story commercial structure. Approximately 77 parking spaces would be provided off-site in an existing garage located one block north of the site.
4. 81.249E - 333 CALIFORNIA STREET, between Sansome and Battery, Lots 2, 6, 13,10A and a portion of 1 in Assessor's Block 261, Robert Dollar Block, Certification of the Final Environmental Impact Report for 600-foot high, 47-story building with about 600,000 square feet of office, 18,500 square feet of retail, 55 residences and 140 parking spaces after demolishing 3 office buildings and a parking lot; requiring conditional use approval.

1:15 P.M. (Cont)

5. 31.249EDC - 333 CALIFORNIA STREET, south side between Sansome and Battery Streets, Lots 1, 2, 6, 10A and 13 in Assessor's Block 261 - Request for Authorization of Conditional Use for BONUS FLOOR AREA, EXCEPTIONS TO THE BULK LIMITS, AND A PLANNED UNIT DEVELOPMENT with deviations to rear yard, parking and loading requirements, and use of bonus floor area for residential use only, as part of a mixed use residential/office project of 47 stories in height, containing approximately 600,000 square feet of office space, 18,000 square feet of retail space, and 122,000 square feet of residential space, in a C-3-0 (Downtown Office) and 600-I Height and Bulk District.

6. EE80.339 - POST AND KEARNY STREET, southeast corner, Lots 7, 8, 9, 10 and 11 in Assessor's Block 311, Certification of the Final Environmental Impact Report for a 17-story office building with ground level, financial and retail spaces, after demolition of existing buildings of approximately 90,000 square feet; requiring Discretionary Review.

7. 82.120D - POST AND KEARNY STREET, southeast corner, Lots 7, 8, 9, 10 and 11 in Assessor's Block 311, Discretionary Review of Building Permit Application No. 8100955 for a 17-story office building with ground level, financial and retail spaces, after demolition of existing buildings of approximately 90,000 square feet.

NOTE: It is anticipated that Items calendared at 2:15 P.M. and thereafter will be heard later in the afternoon or evening.
The Commission President at 2:15 P.M. and periodically during the meeting will provide estimates of the times at which specific cases will be heard.

2:15 P.M.

8. 82.22C - BALBOA STREET at 28TH AVENUE, southwest corner, Lot 1 in Assessor's Block 1616 - Request for Authorization of Conditional Use for a CHURCH in an RC-1 (Residential-Commercial Combined, Low Density) district.

9. 82.183C - 963 PACIFIC AVENUE, south side between Powell and Mason Streets, Lot 48 in Assessor's Block 180 - Request for Authorization of Conditional Use for COMMERCIAL USES ABOVE THE GROUND FLOOR in an RC-3 (Residential-Commercial Combined, Medium Density) district.

10. 82.220C - 50 CALIFORNIA STREET, northeast corner at Davis Street, Lot 22 in Assessor's Block 235 - Request for Authorization of Conditional Use to permit Extension and Alteration of ROOFTOP ANTENNAE in a C-3-0 (Downtown Office) district.

11. 82.200C - 1735 FRANKLIN STREET, west side between Sacramento and California Streets, Lot 2 in Assessor's Block 641 - Request for Authorization of Conditional Use to permit COMMERCIAL USE (Professional Offices) in a designated Landmark (Bransten House) in an RH-2 (House, Two-Family) district.

NOTE: Applicant has requested continuation to June 24, 1982.

2:15 P.M. (Cont)

12. 81.178C - 475 LOMBARD STREET, south side between Stockton Street and Grant Avenue, Lot 33 in Assessor's Block 77 - Request for Authorization of Conditional Use to permit SEVEN DWELLING UNITS on an RH-3 (House, Three-Family) lot of approximately 7,140 square feet when 1,000 square feet per dwelling is required.

13. 82.228C - 2247 TURK BOULEVARD, south side between Masonic and Central Avenues, Lot 23 in Assessor's Block 1149 - Request for Authorization of Conditional Use to permit a CHILD CARE FACILITY in an RH-3 (House, Three-Family) district.

NOTE: Applicant has withdrawn application, as fewer than 13 children are proposed, and no conditional use authorization is required.

3:15 P.M.

14. 82.215C - FOOT OF TAYLOR STREET, seawall Lots 300 and 301, portion of Assessor's Block 9900 - Request for Authorization of Conditional Use for a MODIFICATION OF CONDITIONS ESTABLISHED IN CITY PLANNING COMMISSION RESOLUTION NO. 9926 TO PERMIT EXPANSION OF PARKING LOT (Gain of 33 Spaces) AND TO DEFER CONSTRUCTION OF A PEDESTRIAN PLAZA, in a C-2 (Community Business) district and in the Northern Waterfront Special Use District No. 1.

15. 82.190C - 501 CAMBRIDGE STREET, east side between Wayland and Felton Streets, Assessor's Block 5992A - Request for Authorization of Conditional Use to permit a SCHOOL (Association for Retarded Citizens) in an RH-1 (House, One-Family) district.

16. 82.222C - 949 BRUSSELS STREET, east side between Mansell and Ordway Streets, Lot 8 in Assessor's Block 6158 - Request for Authorization of Conditional Use to MODIFY PREVIOUSLY APPROVED CONDITIONS FOR A NEW DWELLING UNIT IN A NARROW LOT SUBDIVISION in an RH-1 (House, One-Family) district.

17. 82.235C - RANKIN STREET, ENTIRE FRONTAGE WEST SIDE between Davidson and Evans Avenues, Lot 1 in Assessor's Block 5229 - Request for Authorization of Conditional Use to permit AUTOMOBILE WRECKING in an M-2 (Heavy Industrial) district.

4:15 P.M.

18. 81.388D - 34-38 NEVADA STREET, west side between Bernal Heights Boulevard and Chapman Street, Lots 15 and 16 in Assessor's Block 5629 in an RH-1 (House, One-Family) district, Consideration of Discretionary Review of Building Permit Application Nos. 8103993 and 8103994; proposal to construct two 3-story, single-family dwellings on adjoining lots. (Continued from the Regular Meeting of May 20, 1982)

June 10, 1982

4:15 P.M. (Cont)

19. 81.388D - 34-38 NEVADA STREET, west side between Bernal Heights Boulevard and Chapman Street, Lots 15 and 16 in Assessor's Block 5629 in an RH-1 (House, One-Family) district, Discretionary Review of Building Permit Application No. 8103993 and 8103994; proposal to construct two 3-story, single-family dwellings on adjoining lots.
(Continued from the Regular Meeting of May 20, 1982)

20. 82.203D - 3358 WASHINGTON STREET, north side between Presidio Avenue and Walnut Street, Lot 11A in Assessor's Block 984 in an RH-1 (House, One-Family) district; Consideration of Discretionary Review of Building Permit Application No. 8201782; proposal to construct a 26-foot deep addition at the rear of the existing dwelling varying in height from three stories to one story.
(Continued from the Regular Meeting of May 27, 1982)

21. 82.204D - 3358 WASHINGTON STREET, north side between Presidio Avenue and Walnut Street, Lot 11A in Assessor's Block 984 in an RH-1 (House, One-Family) district; Discretionary Review of Building Permit Application No. 8201782; proposal to construct a 26-foot deep addition at the rear of the existing dwelling varying in height from three stories to one story.
(Continued from the Regular Meeting of May 27, 1982)

22. 81.392Q - 2300 SUTTER STREET, northwest corner at Scott Street, Lot 36 in Assessor's Block 1051, Review for Consistency with the Master Plan for a 16-UNIT COMMERCIAL CONDOMINIUM CONVERSION subdivision in a C-2 (Community Business) district.
(Continued from the Regular Meeting of April 15, 1982)

6:00 P.M.

23. 81.381A - MILLS BUILDING, designated Landmark No. 76 at 266 BUSH STREET, Lot 8 in Assessor's Block 268 - Application for Certification of Appropriateness for a SIGN, acting on the recommendation of the Landmarks Preservation Advisory Board for Disapproval.
(Continued from the Regular Meeting of June 3, 1982)

24. EE81.59 - WELSH COMMONS; Fourth Street, between Welsh and Freelon Streets, Lot 119 in Assessor's Block 119; Public Hearing on the Draft Environmental Impact Report for a new construction of mixed-use development consisting of two main components at a maximum height of 11 stories, containing office support (55,600 square feet), retail space (12,000 square feet), light industrial space (19,000 square feet), and 160 residential units (148,000 square feet), providing 265 off-street parking spaces, requiring demolition of five existing wood, concrete and metal warehouse.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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6/17/82

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 17, 1982
ROOM 232, CITY HALL
1:15 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:15 P.M.

1. Current Matters

A. Director's Report

1. Clarification of conditions at 3294 Clay Street; a condominium conversion subdivision (81.2600).

B. Commissioners' Questions and Matters

1:30 P.M.

2. 82.125Q - 22 TERRA VISTA AVENUE, northwest corner at St. Joseph's Avenue, Lot 1 in Assessor's Block 1103 - Joint Public Hearing with Department of Public Works, and a Review for Consistency with the Master Plan, for a 62-UNIT CONDOMINIUM CONVERSION subdivision in an RM-2 (Mixed Residential, Moderate Density) district.
(Continued from the Regular Meeting of May 27, 1982)

3. 82.63Q - 95 - 26TH AVENUE, west side between El Camino del Mar and Sea Cliff Avenue, Lot 9 in Assessor's Block 1305 - Review for Consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RH-1 (House, One-Family) district.
(Continued from the Regular Meeting of May 27, 1982)

2:00 P.M.

4. 81.549ED - 1145-51 MARKET STREET near 8th Street, Lots 44 and 44A in Assessor's Block 3702, Appeal of the Preliminary Negative Declaration for construction of 13-story, 145,000 square feet office and ground-level retail building requiring demolition of existing 4-story building, requiring Discretionary Review.
NOTE: Proposed for continuation to July 1, 1982.

5. EE81.52 - 50 OSGOOD PLACE, southeast corner at Broadway, Lot 31 in Assessor's Block 164 - Appeal of the Preliminary Negative Declaration for the proposed construction of a 5-story-over-garage office building, in a C-2 (Community Business) district and initiated RC-2 (Mixed Residential, Moderate Density) district.
(Continued from the Regular Meeting of May 27, 1982)

2:00 P.M. (Cont)

6. 81.593C - 50 OSGOOD PLACE, southeast corner at Broadway, Lot 31 in Assessor's Block 164 - Discretionary Review in Lieu of Conditional Use to permit COMMERCIAL USE ABOVE THE GROUND FLOOR, a 5-story-over-garage office building, in a C-2 (Community Business) district and initiated RC-2 to RC-4 (Residential-Commercial Combined, Moderate to High Density) district.

(Continued from the Regular Meeting of May 27, 1982)

3:00 P.M.

7. Consideration of Text Amendment to City Planning Code Section 242.8 to allow Second Floor Retail and Third Floor Office Occupancies of Special Uses in the Interim 24th Street-Noe Valley Special Use District.

3:15 P.M.

8. MID-MARKET STREET STUDY, Presentation of a consultant report prepared by Skidmore, Owings & Merrill and the San Francisco Study Center.

4:00 P.M.

9. 82.153C - 1800 BLOCK OF NEWHALL STREET (Silverview Terrace), major portion of block bounded by Newhall Street, Bridgeview Drive and Topeka Avenue, Lot 2 in Assessor's Block 5335A - Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for a RESIDENTIAL SUB-DIVISION CONSISTING OF UP TO 150 DWELLING UNITS requiring modifications to density and open space provisions otherwise applicable to the subject site in an RH-1 (House, One-Family) district.
(Continued from the Regular Meeting of May 13, 1982)

10. 81.449EC - 747 POST STREET, south side between Leavenworth and Jones Streets, a through lot to Geary Street, Lots 7, 8 and 17 in Assessor's Block 304; Appeal of Preliminary Negative Declaration to construct approximately 152 DWELLING UNITS in two 160-foot towers, preserving the facade of the former Alcazar Theatre, with approximately 175 parking spaces, in an RC-4 (Residential-Commercial Combined High Density)
NOTE: Proposed for continuation to July 3, 1982.

11. 81.449CE - 747 POST STREET, south side between Leavenworth and Jones Streets, a through lot to Geary Street, Lots 7, 8 and 17 in Assessor's Block 304 - Request for Conditional Use Authorization for a structure exceeding 40 feet in height, for exception to the bulk limits, and for a PLANNED UNIT DEVELOPMENT (PUD) with exceptions to density, parking and open space provisions of the City Planning Code, for a 152-unit residential development in two 160-foot towers, preserving the facade of the former Alcazar Theatre, with approximately 175 parking spaces, in an RC-4 (Residential-Commercial Combined, High Density) district.
NOTE: Proposed for continuation to July 3, 1982.

5:15 P.M.

12. EE80.248 - 530 CHESTNUT STREET (Francisco Place), north side between Mason and Powell Streets, a through lot to Francisco Street, with additional frontage on Mason Street, Lots 10, 18, 19 and 20 in Assessor's Block 52 - Certification of the Final Environmental Impact Report for a PLANNED UNIT DEVELOPMENT for a residential/mixed use project of up to 93 units of housing and 44,000 square feet of net office space, with parking and open space that meets or exceeds City Planning Code requirements for property located in an RC-3 (Residential-Commercial Combined, Medium Density) district.

13. 81.587C - 530 CHESTNUT STREET (Francisco Place), north side between Mason and Powell Streets, a through lot to Francisco Street, with additional frontage on Mason Street, Lots 10, 18, 19 and 20 in Assessor's Block 52 - Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for a residential/mixed use project of up to 93 units of housing and 44,000 square feet of net office space, with parking and open space that meets or exceeds City Planning Code requirements for property located in an RC-3 (Residential-Commercial Combined, Medium Density) district.

6:00 P.M.

14. 82.203C-20 SPEAR STREET, southeast corner of Howard and Spear Streets, Lots 16, 17 and 26 in Assessor's Block 3741 - Request for Authorization of Conditional Use for EXCEPTION TO THE BULK PROVISIONS of the City Planning Code for an 18-STORY OFFICE BUILDING of 262,000 square feet in the C-3-S (Downtown Support) and 240-G Height and Bulk districts. (Continued from the Regular Meeting of May 20, 1982)
NOTE: Proposed for continuation to July 1, 1982.

15. 81.175EDA - FIREHOUSE NO. 2; 466 BUSH STREET between Kearny and Grant Streets, Lot 33 in Assessor's Block 270; Public Hearing on the Draft Environmental Impact Report to construct a 13-story, 86,110 square-foot office building with retail, and renovate the Landmark Firehouse for 8,450 square feet of office and retail space after demolition of a one-story building.

6:00 P.M. (Cont)

16. EE80.339 - POST AND KEARNY STREET, southeast corner, Lots 7, 8, 9, 10 and 11 in Assessor's Block 311, Certification of the Final Environmental Impact Report for a 25-story office building with ground level, financial and retail spaces, after demolition of existing buildings of approximately 90,000 square feet; requiring Discretionary Review.
(Continued from the Regular Meeting of June 10, 1982)

17. 82.120D - POST AND KEARNY STREET, southeast corner, Lots 7, 8, 9, 10 and 11 in Assessor's Block 311, Discretionary Review of Building Permit Application No. 8100955 for a 25-story office building with ground level, financial and retail spaces, after demolition of existing buildings of approximately 90,000 square feet.

(Continued from the Regular Meeting of June 10, 1982)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

City and County of San Francisco

Department of City Planning



June 11, 1982

MEMORANDUM

TO : All Interested Parties
FROM: Dean L. Macris, Director of Planning
RE : Residence Element

The Department of City Planning released a draft proposal of revisions to the City's Residence Element in January. In response to extensive citizen review and comment and to the release of census data, staff has prepared a revised draft which is attached for your perusal. Additional copies are available at the Zoning Counter, 450 McAllister (5th Floor). Review copies are also available at your local public library.

A public hearing on the proposed revisions is scheduled for July 15, at 7:30 p.m., Room 282, City Hall. An Environmental Impact Report is being prepared, and a draft is scheduled for release before the end of June. Public hearings on the draft EIR will be scheduled at a later date. For additional information, call Mike Estrada at 558-2683.

Thank you for reviewing our first draft. We look forward to hearing your comments at the public meeting.

Attachment



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JUN 22 1982

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 24, 1982
ROOM 282, CITY HALL

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:30 P.M.

1. Current Matters

A. Director's Report

1. Consideration of a resolution authorizing the Director of Planning to execute a contract with Ruth and Going, Inc., in the amount of \$25,000 to prepare a Transportation Systems Management Plan and Program for a new downtown office building as part of the Comprehensive Downtown Transportation System Management Program.
2. Consideration of a resolution authorizing the Director of Planning to enter into a contract in the amount of \$10,000 (using EDA Funds previously approved by the Commission) with the San Francisco Foundation to provide services for determining the feasibility of a "Goals Program" for the City.

B. Commissioners' Questions and Matters

2:00 P.M.

2. Consideration of adoption of a rule, pursuant to Article 10 of the City Planning Code, Section 1002(b)6, to exempt from gross floor area in a Landmark designated by the City when that floor area is devoted solely to a public use, and that exemption would further preservation of the Landmark in keeping with the purposes of Article 10 of the Planning Code.

NOTE: Proposed for continuation.

3. EE80.296 - BANK OF CANTON HEADQUARTERS; Lots 1, 2, 3, 4, 29, 46 and 47 in Assessor's Block 227 - Certification of the Final Environmental Impact Report for Demolition of 4 buildings including 555 Montgomery (a combined 2-story and 4-story building); 619-623 Clay (a 4-story building with commercial space and 22 vacant residential hotel units) and 631 Clay (a 4-story office building). Retention of the Old Sub-Treasury Building and construction of a 282-foot-tall, 18-story office including about 230,000 gross square feet. The ground floor would contain the main branch of the Bank of Canton

NOTE: Proposed for continuation.

June 24, 1982

2:00 P.M. (Cont)

4. 82.9DA - BANK OF CANTON HEADQUARTERS; Lots, 1, 2, 3, 4, 29, 46 and 47 in Assessor's Block 227 - Discretionary Review of Building Permit Application No. 8106361 for Demolition of 4 buildings including 555 montgomery (a combined 2-story and 4-story building); 619-623 Clay (a 4-story building with commercial space and 22 vacant residential hotel units) and 631 Clay (a 4-story office building). Retention of the Old Sub-Treasury Building and construction of a 282-foot-tall, 18-story office building including about 230,000 gross square feet. The ground floor would contain the main branch of the Bank of Canton.
NOTE: Proposed for continuation.

5. 81.175EDA - FIREHOUSE NO 2; 466 BUSH STREET between Kearny Street and Grant Avenue, Lot 33 in Assessor's Block 270; Public Hearing on the Draft Environmental Impact Report to construct a 13-story, 86,110 square-foot office building with retail, and renovate the Landmark Firehouse for 3,450 square feet of office and retail after demolition of a one-story building.
(Continued from the Regular Meeting of June 17, 1982)

6. 82.200C - 1735 FRANKLIN STREET, west side between Sacramento and California Streets, Lot 2 in Assessor's Block 641 - Request for Authorization of Conditional Use to permit COMMERCIAL USE (Profession Offices) in a designated Landmark (Bransten House) in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of June 10, 1982)

3:00 P.M.

7. 82.295EM - Consideration of proposed amendments to the Transportation Element of the Master Plan of the City and County of San Francisco, regarding the bicycle way system, transit preferential streets, pedestrian ways, freight loading and other matters.

3:45 P.M.

8. 82.225U - 242 CHURCH STREET, west side between Market and 15th Streets, Lot 3 in Assessor's Block 3543 - Request for authorization of Special Use for a CABARET (restaurant open 24 hours) in a C-2 (Community Business) district in the Upper Market Street West Special Use District.

9. 82.205U - 256 CHURCH STREET, west side between Market and 15th Street, Lot 4 in Assessor's Block 3543 - Request for authorization of Special Use to permit conversion of a residential unit to COMMERCIAL OFFICE SPACE ON THE SECOND FLOOR (existing office space without authorized building permit) to a C-2 (Community Business) district in the Upper Market Street West Special Use District.

NOTICE OF MEETING AND CALENDAR

-3-

June 24, 1982

4:45 P.M.

10. 81.494E - 1041-1049 MARKET STREET, Lots 58, 67, 68 and 70 in Assessor's Block 3703; Public Hearing on the Draft Environmental Impact Report for rehabilitation of three buildings, and new construction of a 7-story structure, providing an approximate total of 183,000 gross square feet, involving demolition of an existing 5-story building, requiring Discretionary Review.

5:30 P.M.

11. 81.492E - 90 NEW MONTGOMERY, Lot 14 in Assessor's Block 3707; Public Hearing on the Draft Environmental Impact Report to construct a 15-story, 240-foot building containing a total of about 135,500 square feet, including approximately 124,300 square feet of offices, 3,350 square feet of retail space, and an 11,500 square-foot basement providing 23 parking spaces.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 1, 1982
ROOM 282, CITY HALL
1:30 P.M.

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ROLL CALL: Commissioners Bieman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar. --

12:00 NOON - FIELD TRIP - To view the sites of matters scheduled for future consideration by the City Planning Commission.

1:30 P.M.

I. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters

1:45 P.M.

2. 81.549ED - 1145-51 MARKET STREET near 8th Street, Lots 44 and 44A in Assessor's Block 3702 - Appeal of the Preliminary Negative Declaration for construction of 13-story, 145,000 square feet office and ground-level retail building requiring demolition of existing 4-story building, requiring Discretionary Review.

(Continued from the Regular Meeting of June 17, 1982)
NOTE: Proposed for continuation.

3. 82.203C - 201 SPEAR STREET, southeast corner of Howard and Spear Streets, Lots 16, 17 and 26 in Assessor's Block 3741 - Request for Authorization of Conditional Use for EXCEPTION TO THE BULK PROVISIONS of the City Planning Code for an 18-STORY OFFICE BUILDING of 262,000 square feet in the C-3-S (Downtown Support) and 240-G Height and Bulk districts.

(Continued from the Regular Meeting of June 17, 1982)
NOTE: Proposed for continuation.

4. 81.689U - 3917 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 38 in Assessor's Block 6508, Request for Authorization of Special Use to permit conversion of 2nd floor of residential use to COMMERCIAL OFFICE use in an RH-1 (Residential-Commercial Combined, Low Density) district in the 24th Street Noe Valley Special Use District.

(Continued from the Regular Meeting of May 27, 1982)
NOTE: Proposed for continuation to July 15, 1982.

5. 82.171C - PIER 44, east of the Embarcadero opposite the foot of Berry Street, Lot 44 in Assessor's Block 9900 - Request for Authorization of Conditional Use to permit an AIRCRAFT LANDING FACILITY (Heliport for Spirit Airways) in an M-2 (Heavy Industrial) district.

(Continued from the Regular Meeting of May 27, 1982)

1:45 P.M. (Cont)

6. 81.632E - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623 - Appeal of the Preliminary Negative Declaration for construction of 8 UNITS on a lot with approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of May 27, 1982)
NOTE: Proposed for continuation.

7. 81.632EC - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623 - Request for Authorization of Conditional Use to permit 8 UNITS on a lot with approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of May 27, 1982)
NOTE: Proposed for continuation.

8. 81.178C - 475 LOMBARD STREET, south side between Stockton Street and Grant Avenue, Lot 33 in Assessor's Block 77 - Request for Authorization of Conditional Use to permit SEVEN DWELLING UNITS on an RH-3 (House, Three-Family) lot of approximately 7,140 square feet when 1,000 square feet per dwelling is required.
(Continued from the Regular Meeting of June 10, 1982)
NOTE: Proposed for continuation.

2:00 P.M.

9. 82.89R - Vacation of KAPLAN LANE, Review for Consistency with Master Plan of 19' by 84 $\frac{1}{2}$ ' portion adjoining proposed Yerba Buena Center Parking Garage, block bounded by Hawthorne, Howard, 3rd and Folsom Streets.

2:15 P.M.

10. 82.98L - 2 HARRISON STREET (Hills Bros. Coffee Plant), a portion of Lot 1 in Assessor's Block 3744 - Consideration of the recommendation of the Landmarks Preservation Advisory Board to propose to the Board of Supervisors the designation of the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

11. 82.247C - 2690 JACKSON STREET, northeast corner at Scott Street, Lot 12A in Assessor's Block 595 - Request for Authorization of Conditional Use for an ELEMENTARY/SECONDARY SCHOOL (The Sterne School) in an RH-2 (House, Two-Family) district.

2:15 P.M. (Cont)

12. 82.258C - 741 - 30TH AVENUE, west side between Balboa and Cabrillo Streets, a through lot to 31st Avenue (the former Lucinda Weeks School), Lot 8 in Assessor's Block 1614 - Request for Authorization of Conditional Use for a COMMUNITY CENTER in a P (Public Use) district.

13. 82.84EZ - 19TH AND NOE STREETS, all four corners including 12 lots, Lot 16 in Assessor's Block 3583, Lots 34 and 34A in Assessor's Block 3584, Lots 59, 60, 61, 61A and 62 in Assessor's Block 3601, and Lots 1, 1A, 2 and 91 in Assessor's Block 3602 - Request for Reclassification of property from an RH-2 (House, Two-Family) district to an RH-3 (House, Three-Family) district.

3:15 P.M.

14. 82.238C - 1147 TAYLOR STREET, west side between Clay and Sacramento Streets, Lot 1A in Assessor's Block 221 - Request for Authorization of a Conditional Use for a STRUCTURE OF OVER 40 FEET (approximately 60 feet) in an RM-3 (Mixed Residential, Medium Density) district and a 65-A Height and Bulk District.

15. 82.267C - 721 FILBERT STREET, south side between Columbus Avenue and Mason Street, Lot 31 in Assessor's Block 101 - Request for Discretionary Review in Lieu of Conditional Use to permit OFFICES ABOVE THE GROUND FLOOR (Conversion of a existing garage to offices) in a C-2 (Community Business) district and an initiated RC-2 to RC-4 (Residential-Commercial Combined, Moderate to High Density) district.

16. 82.88EZ - 401 WEST PORTAL AVENUE, southwest corner at 15th Avenue, Lot 2 in Assessor's Block 3014 - Request for Reclassification of property from an RH-1(D) (House, One-Family Detached Dwellings) district to a C-2 (Community Business) district.

17. 82.183C - 963 PACIFIC AVENUE, south side between Powell and Mason Streets, Lot 48 in Assessor's Block 180 - Request for Authorization of Conditional Use for COMMERCIAL USES ABOVE THE GROUND FLOOR in an RC-3 (Residential-Commercial Combined, Medium Density) district.
(Continued from the Regular Meeting of June 10, 1982)

18. 82.239 - 47TH AVENUE, entire frontage west side between Anza Street and Sutro Heights Avenue, Lots 1 through 7, 7A and 7B in Assessor's Block 1590 - Request for Reclassification of Property from an RH-2 (House, Two-Family) district to an RH-1 (House, One-Family) district.

NOTICE OF MEETING AND CALENDAR

-4-

July 1, 1982

4:00 P.M.

19. 82.62C - 1198 FULTON STREET, northeast corner at Scott Street, Lot 15 in Assessor's Block 777 - Request for Authorization of Conditional Use to permit OFFICES IN A DESIGNATED CITY LANDMARK in an RH-3 (House, Three-Family) district.

5:00 P.M.

20. 82.235C - RANKIN STREET, ENTIRE FRONTAGE WEST SIDE between Davidson and Evans Avenues, Lot 1 in Assessor's Block 5228 - Request for Authorization of Conditional Use to permit AUTOMOBILE WRECKING in a M-2 (Heavy Industrial) district.

(Continued from the Regular Meeting of June 10, 1982)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

ADDENDUM

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 1, 1982
ROOM 282, CITY HALL
1:30 P.M.

4:00 P.M.

19A. CU81.25 - 850-890 HAYES STREET, northeast corner at Fillmore Street,
Lots 11, 12 and 13 in Assessor's Block 804 - Review and
Clarification of Conditions for an outdoor play area for
a NURSERY SCHOOL in a community facility and other matter
pertinent thereto.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL JOINT MEETING WITH THE SAN FRANCISCO REDEVELOPMENT AGENCY
TUESDAY
JULY 6, 1982
939 ELLIS STREET
7TH FLOOR CONFERENCE ROOM

5:30 P.M.

82.35E - Joint Public Hearing with the San Francisco Redevelopment Agency Commission on the Draft Second Supplement Yerba Buena Center Environmental Impact Report. The present document, the Yerba Buena Center Environmental Impact Report Second Supplement, 82.35E, hereinafter called the Second YBC EIR Supplement, updates the environmental analysis contained in the 1978 YBC FEIR and the First YBC EIR Supplement. This second Supplement follows the format and general mode of analysis in the original 1978 YBC FEIR, since it is designed as a supplement and not a new completely separate EIR. Like the 1978 YBC FEIR it analyzes the environmental effects of development throughout YBC, bringing the reader up to date as to changes that have occurred in the YBC vicinity and in proposed intensities and location of development throughout the YBC Redevelopment Project Area.

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NOTICE OF MEETING

AND CALENDAR

OF THE

SAN FRANCISCO
CITY PLANNING COMMISSION

REGULAR MEETING

THURSDAY

JULY 8, 1982

ROOM 282, CITY HALL

1:30 P.M.

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JULY 12 1982

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:30 P.M.

1. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters

1:45 P.M.

2. Presentation prepared by the University of California's Environmental Simulation Lab's Director Peter Bosselmann, on Sun and Light for Public Open Space in Downtown San Francisco.

2:15 P.M.

3. 82.247C - 2690 JACKSON STREET, northeast corner at Scott Street, Lot 12A in Assessor's Block 595 - Request for Authorization of Conditional Use for an ELEMENTARY/SECONDARY SCHOOL (The Sterne School) in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of July 1, 1982)

4. 82.238C - 1147 TAYLOR STREET, west side between Clay and Sacramento Streets, Lot 1A in Assessor's Block 221 - Request for Authorization of a Conditional Use for a STRUCTURE OF OVER 40 FEET (approximately 60 feet) in an RM-3 (Mixed Residential, Medium Density) district and a 65-A Height and Bulk District.
(Continued from the Regular Meeting of July 1, 1982)

5. 82.267C - 721 FILBERT STREET, south side between Columbus Avenue and Mason Street, Lot 31 in Assessor's Block 101 - Request for Discretionary Review in Lieu of Conditional Use to permit OFFICES ABOVE THE GROUND FLOOR (Conversion of a existing garage to offices) in a C-2 (Community Business) district and an initiated RC-2 to RC-4 (Residential-Commercial Combined, Moderate to High Density) district.
(Continued from the Regular Meeting of July 1, 1982)

6. 82.97R - SPOFFORD ALLEY between Clay and Washington Street, Review for Consistency with Master Plan for closure to vehicular traffic, abolish sidewalks and landscaping.

2:15 P.M. (Cont)

7. 82.63Q - 95 - 26TH AVENUE, west side between El Camino del Mar and Sea Cliff Avenue, Lot 9 in Assessor's Block 1305 - Review for Consistency with Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RH-1 (House, One-Family) district.
(Continued from the Regular Meeting of June 17, 1982)

8. 82.223Q - 322 PRESIDIO AVENUE, east side between Clay and Sacramento Streets, Lot 20 in Assessor's Block 1007 - Review for Consistency with Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RM-1 (Mixed Residential, Low Density) district.

9. 82.171Q - 1885 JACKSON STREET, southeast corner at Gough Street, Lots 17 and 18 in Assessor's Block 600 - Review for Consistency with Master Plan for a 10-UNIT CONDOMINIUM CONVERSION subdivision in an RM-3 (Mixed Residential, Medium Density) district.
NOTE: Proposed for continuation.

10. RS80.187 - 1033-37 LOMBARD STREET, south side between Leavenworth and Hyde Streets, Lot 21A in Assessor's Block 71 - Review for Consistency with Master Plan of approved Parcel Map and conditions of approval for a 3-UNIT CONDOMINIUM CONVERSION subdivision in an RH-3 (House, Three-Family) district.

11. RS80.192 - 1067 LOMBARD STREET, south side between Hyde and Leavenworth Streets, Lot 26 in Assessor's Block 71 - Review for Consistency with Master Plan of proposed modification of conditions of approval of a 3-UNIT CONDOMINIUM CONVERSION subdivision in an RH-3 (House, Three-Family) district.
NOTE: Advertised in error, this matter will not be heard.

3:00 P.M.

12. 82.90CED - 1899 BLOCK OF OCEAN AVENUE (Ocean Terrace), northwest corner at Dorado Terrace, Lot 3 in Assessor's Block 3282 - Appeal of the Preliminary Negative Declaration for a PLANNED UNIT DEVELOPMENT for a RESIDENTIAL/COMMERCIAL SUBDIVISION CONSISTING OF UP TO 46 DWELLING UNITS and up to 5,000 square feet of commercial space, requiring modification to density and open space provisions otherwise applicable to the subject site in a C-2 (Community Business) district.

13. 82.90CED - 1800 BLOCK OF OCEAN AVENUE (Ocean Terrace), northwest corner at Dorado Terrace, Lot 3 in Assessor's Block 3282 - Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for a RESIDENTIAL/COMMERCIAL SUBDIVISION CONSISTING OF UP TO 46 DWELLING UNITS and up to 5,000 square feet of commercial space, requiring modification to density and open space provisions otherwise applicable to the subject site in a C-2 (Community Business) district.

4:00 P.M.

14. 81.609EC - 399 BUENA VISTA EAST (former St. Joseph's College of Nursing Building), southeast side between Park Hill Avenue and Upper Terrace, Lots 23 and 99 in Assessor's Block 2607 - Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to include 40 living units, approximately 17,500 square feet of office space and 16 parking spaces in an RH-2 (House, Two-Family) district.

(Continued from the Regular Meeting of May 27, 1982)

NOTE: Proposed for continuation.

15. EE80.248 - 530 CHESTNUT STREET (Francisco Place), north side between Mason and Powell Streets, a through lot to Francisco Street, with additional frontage on Mason Street, Lots 10, 18, 19 and 20 in Assessor's Block 52 - Certification of the Final Environmental Impact Report for a PLANNED UNIT DEVELOPMENT for a residential/mixed use project of up to 93 units of housing and 44,000 square feet of net office space, with parking and open space that meets or exceeds City Planning Code requirements for property located in an RC-3 (Residential-Commercial Combined, Medium Density) district.

(Continued from the Regular Meeting of June 17, 1982)

NOTE: Proposed for continuation to July 29, 1982.

16. 81.587C - 530 CHESTNUT STREET (Francisco Place), north side between Mason and Powell Streets, a through lot to Francisco Street, with additional frontage on Mason Street, Lots 10, 18, 19 and 20 in Assessor's Block 52 - Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for a residential/mixed use project of up to 93 units of housing and 44,000 square feet of net office space, with parking and open space that meets or exceeds City Planning Code requirements for property located in an RC-3 (Residential-Commercial Combined, Medium Density) district.

(Continued from the Regular Meeting of June 17, 1982)

NOTE: Advertised in error; matter will be readvertised for July 29, 1982.

5:00 P.M.

17. 81.449EC - 747 POST STREET, south side between Leavenworth and Jones Streets, a through lot to Geary Street, Lots 7, 8 and 17 in Assessor's Block 304; Appeal of Preliminary Negative Declaration to construct approximately 152 DWELLING UNITS in two 160-foot towers, preserving the facade of the former Alcazar Theatre, with approximately 175 parking spaces, in an RC-4 (Residential-Commercial Combined High Density) district.

(Continued from the Regular Meeting of June 17, 1982)

18. 81.449EC - 747 POST STREET, south side between Leavenworth and Jones Streets, a through lot to Geary Street, Lots 7, 8 and 17 in Assessor's Block 304 - Request for Conditional Use Authorization for a structure exceeding 40 feet in height, for exception to the bulk limits, and for a PLANNED UNIT DEVELOPMENT (PUD) with exceptions to density, parking and open space provisions of the City Planning Code, for a 152-unit residential development in two 160-foot towers, preserving the facade of the former Alcazar Theatre, with approximately 175 parking spaces, in an RC-4 (Residential-Commercial Combined, High Density) district.

(Continued from the Regular Meeting of June 17, 1982)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 8, 1982
ROOM 282, CITY HALL
1:30 P.M.

1:30 P.M.

I. Current Matters

A. Director's Report

Resolution of intention to initiate amendment to City Planning Code to extend the expiration date of interim neighborhood commercial districts on Sacramento, Upper Fillmore, Haight, Castro, Upper Market East, Upper Market West, 24th-Noe Valley, 24th-Mission, and Valencia Streets, for 6 months, from October 19, 1982 to April 19, 1982.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
WEDNESDAY
JULY 14, 1982
AT
FORT MASON, PIER 2
4:00 - 6:00 P.M.

FIELD TRIP - For a Special Guided Tour of the Venice Biennale
Architectural Show at Fort Mason.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 15, 1982
ROOM 282, CITY HALL
1:00 P.M.

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JULY 13 1982

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:00 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

1:15 P.M.

2. 82.203C - 201 SPEAR STREET, southeast corner of Howard and Spear Streets, Lots 16, 17 and 26 in Assessor's Block 3741 - Request for Authorization of Conditional Use for EXCEPTION TO THE BULK PROVISIONS of the City Planning Code for an 18-story OFFICE BUILDING of 262,000 square feet in the C-3-S (Downtown Support) and 240-C Height and Bulk districts.
(Continued from the Regular Meeting of July 1, 1982)
3. 81.113ED - CENTRAL PLAZA; 9-41 FIRST STREET, southwest corner of Market Street, Lots 11 and 12 in Assessor's Block 3709; Certification of the Final Environmental Impact Report for the construction of a 370,500 square-foot office project with one 23-story, 323-foot-high, 282,000 square-foot building and one 9-story, 125-foot high, 88,500 square-foot building; 17,400 square feet of retail and a 62-car parking garage after demolition of three buildings; requiring Discretionary Review.
4. 81.113ED - CENTRAL PLAZA; 9-41 FIRST STREET, southwest corner of Market Street, Lots 11 and 12 in Assessor's Block 3709 - Discretionary Review of Building Permit Application No. 81013325 for construction of a 370,500 square-foot office project with one 23-story, 323-foot high, 282,000 square-foot building and one 9-story, 125-foot high, 88,500 square-foot building; 17,400 square feet of retail and a 62 car parking garage after demolition of three buildings.

2:00 P.M.

5. Consideration of adoption of a rule, pursuant to Article 10 of the City Planning Code, Section 1002(b)6, to exempt from gross floor area in a Landmark designated by the City when that floor area is devoted solely to a public use, and that exemption would further preservation of the Landmark in keeping with the purposes of Article 10 of the Planning Code.
(Continued from the Regular Meeting of June 24, 1982)

2:00 P.M. (Cont)

6. EE80.296 - BANK OF CANTON HEADQUARTERS; Lots 1, 2, 3, 4, 29, 46 and 47 in Assessor's Block 227 - Certification of the Final Environmental Impact Report for Demolition of 4 buildings including 555 Montgomery (a combined 2-story and 4-story building); 619-623 Clay (a 4-story building with commercial space and 22 vacant residential hotel units) and 631 Clay (a 4-story office building). Retention of the Old Sub-Treasury Building and construction of a 282-foot-tall, 18-story office including about 230,000 gross square feet. The ground floor would contain the main branch of the Bank of Canton.
(Continued from the Regular Meeting of June 24, 1982)

7. 82.9A - Designated Landmark No. 34, ORIGINAL U.S. MINT AND SUBTREASURY at 608 COMMERCIAL STREET, Lot 29 in Assessor's Block 227 - Application for a Certificate of Appropriateness for RENOVATIONS to the above Landmark structure consisting of rehabilitation and demolition of less than 10 percent of exterior wall in the rear to accommodate new construction for the BANK OF CANTON of CALIFORNIA's 282-foot-tall, 18-story office building above and adjacent to the Landmark, acting on the recommendation of the Landmarks Preservation Advisory Board for approval.

8. 82.9A - BANK OF CANTON HEADQUARTERS; Lots 1, 2, 3, 4, 29, 46 and 47 in Assessor's Block 227 - Discretionary Review of Building Permit Application No. 8106361 for Demolition of 4 buildings including 555 Montgomery (a combined 2-story and 4-story building); 619-623 Clay (a 4-story building with commercial space and 22 vacant residential hotel units) and 631 Clay (a 4-story office building). Retention of the Old Sub-Treasury Building and construction of a 282-foot-tall, 18-story office building including about 230,000 gross square feet. The ground floor would contain the main branch of the Bank of Canton.
(Continued from the Regular Meeting of June 24, 1982)

9. 82.195U - 2260-62 MARKET STREET, north west corner at 15th Street, Lot 10 in Assessor's Block 3560 - Request for Authorization of Special Use to permit a conversion of three dwelling units to COMMERCIAL OFFICE SPACE ON THE SECOND FLOOR, including commercial retail use at the ground level in a C-2 (Community Business) district in the Upper Market West Special Use District.
NOTE: Proposed for continuation to July 29, 1982.

10. 82.272U - 598 VALENCIA STREET, northwest corner at 17th Street, Lot 12 in Assessor's Block 3568 - Request for Authorization of Special Use to permit a RESTAURANT EXPANSION of 460 square feet to increase its seating capacity from 15 to 48 in a C-2 (Community Business) district in the Valencia Street Special Use District.

2:00 P.M. (Cont)

11. 82.41EU - 1728 UNION STREET, north side between Gough and Octavia Streets, Lot 4 in Assessor's Block 529 - Request for Authorization of Special Use to permit COMMERCIAL RETAIL AND OFFICE SPACE over 2,500 square feet at the ground, second and third floors in a C-2 (Community Business) district in the Union Street Special Use District.
NOTE: Proposed for continuation to July 29, 1982.

12. 82.275U - 741 DIAMOND STREET, northeast corner at 24th Street, Lot 21 in Assessor's Block 2831 - Request for Authorization of Special Use to permit OFF- SALE BEER AND WINE ABC LICENSE in a specialty grocery store in an RC-1 (Residential-Commercial Combined, Low Density) district in the Noe Valley Special Use District.

13. 81.689U - 3917 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 38 in Assessor's Block 6508 - Request for Authorization of Special Use to permit conversion of 2nd floor of residential use to COMMERCIAL OFFICE use in an RH-1 (Residential-Commercial Combined, Low Density) district in the 24th Street Noe Valley Special Use District.
(Continued from the Regular Meeting of July 1, 1982)
NOTE: Proposed for continuation to July 29, 1982.

14. 82.264U - 3917 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 38 in Assessor's Block 6508 - Request for Authorization of Special Use to permit INCREASE of OCCUPANCY from F-2 (less than 50 persons) to B-3 (more than 50 persons), including ADDITION of a deck in the rear of the building in an RC-1 (Residential-Commercial Combined, Low Density) district in the Noe Valley Special Use District.
NOTE: Proposed for continuation to July 29, 1982.

3:00 P.M.

15. EE81.11 - 25TH STREET and CLIPPER STREET at Homestead Street, Lots 16, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; Appeal of the Preliminary Negative Declaration to construct on vacant lot 33 dwelling units in 8 buildings with 43 parking spaces in common garage under 3 of the buildings with access from 24th Street and from Clipper Street, requiring conditional use authorization.
(Continued from the Regular Meeting of May 13, 1982)

16. 82.44R - 25TH AND CLIPPER STREET at Homestead Street, Lot 17 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; proposed sale of property, in a P (Public Use) district.
(Continued from the Regular Meeting of May 13, 1982)

3:00 P.M. (Cont)

17. CU81.4 - South side of 25TH STREET, Clipper Street at Homestead Street, Lots 16, 17, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; Request for Authorization of a Conditional Use for a PLANNED UNIT DEVELOPMENT, with modification to density, open space and off-street parking provisions otherwise applicable to the subject site for approximately 33 dwelling units and 43 off-street parking spaces in an RH-2 (House, Two-Family) and 40-X Height and Bulk districts. A five-foot wide strip of land adjoining the Clipper Street property line and presently owned by the City may be a part of the development. (Continued from the Regular Meeting of May 13, 1982)

18. North side of CLIPPER STREET, Lot 17 in Assessor's Block 6543; Consideration of a resolution to initiate reclassification from P (Public Use) district to RH-2 (Residential House, Two-Family) district.

4:00 P.M.

19. 82.171Q - 1885 JACKSON STREET, southeast corner at Gough Street, Lots 17 and 18 in Assessor's Block 600 - Review for Consistency with Master Plan for a 10-UNIT CONDOMINIUM CONVERSION subdivision in an RM-3 (Mixed Residential, Medium Density) district.
(Continued from the Regular Meeting of July 8, 1982)

20. RS80.187 - 1033-37 LOMBARD STREET, south side between Leavenworth and Hyde Streets, Lot 21A in Assessor's Block 71 - Review for Consistency with Master Plan of approved Parcel Map and conditions of approval for a 3-UNIT CONDOMINIUM CONVERSION subdivision in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of July 8, 1982)

21. 82.238C - 1147 TAYLOR STREET, west side between Clay and Sacramento Streets, Lot 1A in Assessor's Block 221 - Request for Authorization of a Conditional Use for a STRUCTURE OF OVER 40 FEET (approximately 60 feet) in an RM-3 (Mixed Residential, Medium Density) district and a 65-A Height and Bulk District.
(Continued from the Regular Meeting of July 8, 1982)

NOTE: At 6:30 P.M., the Commission will adjourn its meeting and reconvene at 7:30 P.M.

7:30 P.M.

22. 82.8EM - Public hearing on the Residence Element of the San Francisco Comprehensive Plan (master Plan).

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administration Secretary,
City Planning Commission, At 558-4656.

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NOTICE OF MEETING
AND MEETING
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 22, 1982
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JULY 22, 1982

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PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:30 P.M.

1. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters

2:00 P.M.

- 2. 82.213C - 1469 VAN DYKE AVENUE, south side between Keith and Jennings Streets, Lot 13 in Assessor's Block 4829 - Request for Authorization of Conditional Use to remove termination date from a non-conforming DRAYAGE SERVICE in an RH-1 (House, One-Family) district.
- 3. 82.174C - 1501-05 MASON STREET, northwest corner at Broadway, Lot 8 in Assessor's Block 149 - Request for Authorization of Conditional Use to allow transfer of a GARMENT MANUFACTURING FACILITY to new operator in an RM-2 (Mixed Residential, Moderate Density) district.
- 4. 81.632E - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623 - Appeal of the Preliminary Negative Declaration for construction of 8 UNITS on a lot with approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of July 1, 1982)
- 5. 81.632EC - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623 - Request for Authorization of Conditional Use to permit 8 UNITS on a lot with approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of July 1, 1982)
- 6. EE80.339 - POST AND KEARNY STREET, southeast corner, Lots 7, 8, 9, 10 and 11 in Assessor's Block 311, Certification of the Final Environmental Impact Report for a 25-story office building with ground level, financial and retail spaces, after demolition of existing buildings of approximately 90,000 square feet; requiring Discretionary Review; in a C-3-O (Downtown Office) district.
(Continued from the Regular Meeting of June 17, 1982)

2:00 P.M. (Cont)

7. 82.120D - POST AND KEARNY STREET, southeast corner, Lots 7, 8, 9, 10 and 11 in Assessor's Block 311, Discretionary Review of Building Permit Application No. 8100955 for a 25-story office building with ground level, financial and retail spaces, after demolition of existing buildings of approximately 90,000 square feet; in a C-3-0 (Downtown Office) district.

(Continued from the Regular Meeting of June 17, 1982)

3:00 P.M.

8. 82.90CED - 1800 BLOCK OF OCEAN AVENUE (Ocean Terrace), northwest corner at Dorado Terrace, Lot 3 in Assessor's Block 3283 - Appeal of the Preliminary Negative Declaration for a PLANNED UNIT DEVELOPMENT for a RESIDENTIAL/COMMERCIAL SUBDIVISION CONSISTING OF UP TO 46 DWELLING UNITS and up to 38,000 square feet of commercial space, requiring modification to density and open space provisions for residential development otherwise applicable to the subject site in a C-2 (Community Business) district.

(Continued from the Regular Meeting of July 8, 1982)

9. 82.90CED - 1800 BLOCK OF OCEAN AVENUE (Ocean Terrace), northwest corner at Dorado Terrace, Lot 3 in Assessor's Block 3283 - Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for a RESIDENTIAL/COMMERCIAL SUBDIVISION CONSISTING OF UP TO 46 DWELLING UNITS and up to 38,000 square feet of commercial space, requiring modification to density and open space provisions for residential development otherwise applicable to the subject site in a C-2 (Community Business) district.

(Continued from the Regular Meeting of July 8, 1982)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administration Secretary,
City Planning Commission, At 558-4656.

ADDENDUM

DOCUMENTS DEPT.

JULY 28 1982

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 22, 1982
ROOM 282, CITY HALL
1:30 P.M.

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

Consideration of a Resolution related to pending Congressional Legislation which would effect the disposition of the Presidio of San Francisco were the Department of Defense to relinquish jurisdiction.

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JULY 29 1982
SAN FRANCISCO
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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 29, 1982
ROOM 282, CITY HALL
1:00 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:00 P.M.

1. Current Matters

A. Director's Report

1. Consideration of a Resolution accepting revisions to the Scope of Work for the San Francisco Downtown EIR (EE81.3).
2. Consideration of a Resolution authorizing the Director of Planning to seek a supplemental budget appropriation for an amount not to exceed \$456,000 to provide funding for the completion of the Downtown EIR and Final Downtown Plan.
3. Consideration of a Resolution of Intent to initiate an Amendment to the text of the City Planning Code by extending the interim controls of Section 126 of the City Planning Code until the adoption of Final Downtown Zoning Controls.
4. 582 BUSH STREET - Informational presentation of a 18,900 square-foot office building - 11 stories in height. (Downtown Review Area).
5. 81.417ED - 144 SECOND STREET, west side between Natoma and Minna Streets, Lot 4 in Assessor's Block 3722 - Discretionary Review of Building Permit Application No. 8204409 for rehabilitation of a three-story office structure and addition of two levels (18,700 square feet) for a project totaling 30,000 gross square feet in area, a project in the Downtown Special Review Area.

2:00 P.M.

2. 82.326T - SACRAMENTO, FILMORE, HAIGHT, CASTRO, MARKET (east and west), 24TH (Mission and Noe Valley), and Valencia Streets, Special Use Districts; Consideration of an amendment to the City Planning Code to EXTEND FOR APPROXIMATELY SIX MONTHS the present expiration date of October 19, 1982 for INTERIM CONTROLS for Neighborhood Commercial Special Use Districts.

2:30 P.M.

3. 82.689U - 3917 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 38 in Assessor's Block 6508 - Request for Authorization of Special Use to permit conversion of 2nd floor of residential use to COMMERCIAL OFFICE use in an RH-1 (Residential-Commercial Combined, Low Density) district in the 24th Street Noe Valley Special Use District.
(Continued from the Regular Meeting of July 15, 1982)

2:30 P.M. (Cont)

4. 82.264U - 3917 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 38 in Assessor's Block 6508 - Request for Authorization of Special Use to permit INCREASE OF OCCUPANCY from F-2 (less than 50 persons) to B-3 (more than 50 persons) including ADDITION of a deck in the rear of the building in an RC-1 (Residential-Commercial Combined, Low Density) district in the Noe Valley Special Use District.
(Continued from the Regular Meeting of July 15, 1982)

5. 82.41EU - 1728 UNION STREET, north side between Gough and Octavia Streets, Lot 4 in Assessor's Block 529 - Request for Authorization of Special Use to permit COMMERCIAL RETAIL AND OFFICE SPACE over 2,500 square feet at the ground, second and third floors in a C-2 (Community Business) district in the Union Street Special Use District.

(Continued from the Regular Meeting of July 15, 1982)
NOTE: Proposed for continuation to a later date.

6. 82.195U - 2260-62 MARKET STREET, northwest corner at 15th Street, Lot 10 in Assessor's Block 3560 - Request for Authorization of Special Use to permit a conversion of three dwelling units to COMMERCIAL OFFICE SPACE ON THE SECOND FLOOR, including commercial retail use at the ground level in a C-2 (Community Business) district in the Upper Market West Special Use District.

(Continued from the Regular Meeting of July 15, 1982)
NOTE: Proposed for continuation to August 12, 1982.

3:00 P.M.

7. 81.549ED - 1145-51 MARKET STREET near 8th Street, Lots 44 and 44A in Assessor's Block 3702 - Appeal of the Preliminary Negative Declaration for construction of 13-story, 145,000 square feet office and ground-level retail building requiring demolition of existing 4-story building, requiring Discretionary Review.

(Continued from the Regular Meeting of July 1, 1982)
NOTE: Proposed for continuation to a later date.

8. 81.549D - 1145-51 MARKET STREET near 8th Street, Lots 44 and 44A in Assessor's Block 3702 - Discretionary Review of Building Permit Application No. 820517 to construct a 13-story, 189-foot high building containing a total of 145,000 gross square feet, located in the C-3-G (Downtown General) and 240-G Height and Bulk district.

NOTE: Proposed for continuation to a later date.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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Special

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL JOINT MEETING
WITH
THE RECREATION & PARK COMMISSION
MONDAY
AUGUST 2, 1982
GOLDEN GATE PARK SENIOR CITIZENS CENTER
6101 FULTON STREET
7:30 P.M.

DOCUMENTS DEPT.

JUL 22 1982

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

7:30 P.M.

1. Presentation of Report on the 1982-83 Open Space Acquisition and Park Renovation Fund by the General Manager, Recreation and Park Department.
2. Approval of Resolution to adopt the General Manager's Report.

Adjournment.

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8/5/82

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 5, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

AUG 10 1982

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PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:00 P.M.

1. Current Matters

A. Director's Report

1. Modification of Resolution No. 9220 for Special Use Case No. 81.442U at 2367 MARKET STREET, south side, east of 17th Street, Lots 25 and 35 in Assessor's Block 3563.
2. Consideration of Resolution authorizing the Director of Planning to apply for an extension to an existing EDA 302(a) grant in an amount not to exceed \$27,036, and to accept and expend such grant moneys for economic development activities.

B. Commissioners' Questions and Matters

1:30 P.M.

2. Informational Presentation of the Status of Planning for Mission Bay
(Southern Pacific lands)

2:00 P.M.

3. 82.238C - 1147 TAYLOR STREET, west side between Clay and Sacramento Streets, Lot 1A in Assessor's Block 221 - Request for Authorization of a Conditional Use for a STRUCTURE OF OVER 40 FEET (approximately 60 feet) in an RM-3 (Mixed Residential, Medium Density) district and a 65-A Height and Bulk District.

(Continued from the Regular Meeting of July 15, 1982)

4. 82.364D - 623-625 47TH AVENUE, west side between Anza Street and Sutro Heights Avenue, Lot 5 in Assessor's Block 1590 - Consideration of Discretionary Review of Building Permit Application No. 8203321 proposing construction of a three-story, two-unit building in an RH-2 (House, Two-Family) district.

5. 83.364D - 623-625 47TH AVENUE, west side between Anza Street and Sutro Heights Avenue, Lot 5 in Assessor's Block 1590 - Discretionary Review of Building Permit Application No. 8203321 proposing construction of a three-story, two-unit building in an RH-2 (House, Two-Family) district.

2:00 P.M. (Cont)

6.82.239EZ - 47TH AVENUE, entire frontage west side between Anza Street and Sutro Heights Avenue, Lots 1 through 7, 7A and 7B in Assessor's Block 1590 - Request for Reclassification of Property from an RH-2 (House, Two-Family) district to an RH-1 (House, One-Family) district. (Continued from the Regular Meeting of July 1, 1982)

7. 81.673EA - Southeast corner of PACIFIC AND COLUMBUS AVENUES, Lot 16 in Assessor's Block 176 - Appeal of the Preliminary Negative Declaration for construction of a 6-story commercial building with 3 levels of below-grade parking for 103 cars, requiring demolition of a one-story parking garage. Project would have 11,600 square feet of restaurant space in the cellar, 10,000 square feet of retail space on the ground floor and 49,000 square feet of office space on the upper floors. Project would require a variance from floor area ratio standards and a Conditional Use Authorization to provide accessory parking and to exceed bulk limits. This project will require a Certificate of Appropriateness for construction in the Jackson Square Historic District.

NOTE: Proposed for continuation to August 19, 1982.

8. 81.471EZ - 1-45 MASONIC AVENUE and 2701-2725 GEARY BOULEVARD, southwest corner of Geary Boulevard and Masonic Avenue and adjoining lots, Lots 1 through 6 and 36 in Assessor's Block 1092; request for reclassification of property from a C-2 (Community Business) and an RH-3 (House, Three-Family) district to an RC-3 (Residential-Commercial Combined, Medium Density) district.

(Continued from the Regular Meeting of March 4, 1982)

NOTE: Proposed for continuation to November 4, 1982.

9. 81.178C - 475 LOMBARD STREET, south side between Stockton Street and Grant Avenue, Lot 33 in Assessor's Block 77 - Request for Authorization of Conditional Use to permit SEVEN DWELLING UNITS on an RH-3 (House, Three-Family) lot of approximately 7,140 square feet when 1,000 square feet per dwelling is required.

(Continued from the Regular Meeting of July 1, 1982)
NOTE: Proposed for continuation to August 12, 1982.

10. 82.171Q - 1885 JACKSON STREET, southeast corner at Gough Street, Lots 17 and 18 in Assessor's Block 600 - Review for Consistency with Master Plan for a 10-UNIT CONDOMINIUM CONVERSION subdivision in an RM-3 (Mixed Residential, Medium Density) district.

11. 82.63Q - 95 - 26TH AVENUE, west side between El Camino del Mar and Sea Cliff Avenue, Lot 9 in Assessor's Block 1305 - Review for Consistency with Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RH-1 (House, One-Family) district.

(Continued from the Regular Meeting of July 8, 1982)

2:30 P.M.

12. 81.695R - SACRAMENTO STREET and sidewalk, southside between Powell and Mason Streets - Review for consistency with the Master Plan of a Revocable Encroachment Permit to allow freight loading dock, stairs and parking bays for the Fairmont Hotel.

3:00 P.M.

13. EE80.248 - 530 CHESTNUT STREET (Francisco Place), north side between Mason and Powell Streets, a through lot to Francisco Street, with additional frontage on Mason Street, Lots 10, 18, 19 and 20 in Assessor's Block 52 - Certification of the FINAL ENVIRONMENTAL IMPACT REPORT for a planned unit development for a residential/mixed use project of up to 97 units of housing and 44,000 square feet of net office space, with parking and open space that meets or exceeds City Planning Code requirements for property located in an RC-3 (Residential-Commercial Combined, Medium Density) district.
(Continued from the Regular Meeting of July 8, 1982)

14. 9;/598C - 530 CHESTNUT STREET (Francisco Place), north side between Mason and Powell Streets, a through lot to Francisco Street, with additional frontage on Mason Street, Lots 10, 18, 19 and 20 in Assessor's Block 52 - Request for Authorization of Conditional Use for a planned unit development for the project described above.
(Continued from the Regular Meeting of July 8, 1982)

15. 81.587CA - BAUER AND SCHWEITZER MULTING COMPANY, designated Landmark No. 129, 550-530 CHESTNUT STREET, Lot 10 in Assessor's Block 52 - Application for a Certificate of Appropriateness for ALTERATIONS, acting on the recommendation of the Landmarks Preservation Advisory Board for approval.

3:30 P.M.

16. 82.257C - 4047-49 - 20TH STREET (Liberty Terrace), south side between Sanchez and Noe Streets, Lots 84 and 85 in Assessor's Block 3604 - Request for Authorization of Conditional Use for TWO DWELLING UNITS (the final phase of an 11-lot subdivision authorized under the now-expired CU63.19), in an RH-1 (House, One-Family) district and the Dolores Heights Special Use District.

NOTE: Proposed for continuation to September 2, 1982.

17. 82.109ZE - North side of BURNET AVENUE, east of twin Peaks Boulevard, Lots 19 and 20 in Assessor's Block 2719C - Request for RECLASSIFICATION OF PROPERTY from an RH-1(D) (House, One-Family Detached Dwellings) district to an RH-2 (House, Two-Family) district.

4:00 P.M.

18. 82.91CE - 750 BUSH STREET, north side between Powell and Mason Streets, Lot 7 in Assessor's Block 273 - Request for Authorization of Conditional Use for a STRUCTURE OVER 40 FEET (16 stories) in an RC-4 (Residential-Commercial Combined, High Density) district and a 160-F Height and Bulk District.

19. 81.581EC - 870 O'FARRELL STREET and 900 POLK STREET, northeast corner at Polk Street, a through lot with frontage on Myrtle Street, Lot 4 in Assessor's Block 716 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION to permit a planned unit development for a 13-STORY RESIDENTIAL/COMMERCIAL COMPLEX containing up to 214 dwelling units, approximately 43,000 net square feet of office space, approximately 14,200 net square feet of retail space and parking for 175 cars requiring exceptions to City Planning Code standards for off-street parking, dwelling unit density, height above 40 feet, building bulk and commercial use above the ground story, in a C-2 (Community Business) district initiated for an RC-4 (Residential-Commercial Combined, High Density) district and in a 130-E Height and Bulk District.

20. 81.581EC - 870 O'FARRELL STREET and 900 POLK STREET, northeast corner at Polk Street, a through lot with frontage on Myrtle Street, Lot 4 in Assessor's Block 716 - Request for Authorization of Conditional Use to permit a planned unit development for the project described above.

21. 82.314D - 100 CLEMENT STREET, northwest corner at 2nd Avenue, Lot 18 in Assessor's Block 1431 - Consideration of Discretionary Review of Building Permit Application No. 8204832 for a savings and loan office in a C-2 (Community Business) district.

22. 82.314D - 100 CLEMENT STREET, northwest corner at 2nd Avenue, Lot 18 in Assessor's Block 1431 - Discretionary Review of Building Permit Application No. 8204832 for a savings and loan branch office in a C-2 (Community Business) district.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 5, 1982
ROOM 282, CITY HALL
1:00 P.M.

1:00 P.M.

1. Current Matters

82.261R

C. Master Plan Referral exchange of property with the Golden Gate National Recreation Area for the improvement of the Cable Car Turnabout Facility at Aquatic Park.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 12, 1982
ROOM 282, CITY HALL
1:00 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:00 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

1:15 P.M.

2. 82.214E - 130 BATTERY STREET, between Pine and California Streets, Lot 8 in Assessor's Block 262 - Informational presentation of a 41,000 square-foot office building, 7 stories in height, in the Downtown Special Review Area.

3. 81.178C - 475 LOMBARD STREET, south side between Stockton Street and Grant Avenue, Lot 33 in Assessor's Block 77 - Request for Authorization of Conditional Use to permit SEVEN DWELLING UNITS on an RH-3 (House, Three-Family) lot of approximately 7,140 square feet when 1,000 square feet per dwelling is required.
(Continued from the Regular Meeting of August 5, 1982)

NOTE: Proposed for continuation to a later date.

1:30 P.M.

4. 82.238C - 1147 TAYLOR STREET, west side between Clay and Sacramento Streets, Lot 1A in Assessor's Block 221 - Request for Authorization of a Conditional Use for a STRUCTURE OF OVER 40 FEET (approximately 60 feet) in an RM-3 (Mixed Residential, Medium Density) district and a 65-A Height and Bulk District.
(Continued from the Regular Meeting of August 5, 1982)

2:00 P.M.

5. 82.297R - 701 COLUMBUS AVENUE at Filbert Street, Lot 38 in Assessor's Block 90, Review for conformity with Master Plan for a Revocable Encroachment Permit to allow temporary occupancy of a portion of the sidewalk with tables and chairs.

NOTICE OF MEETING AND CALENDAR

-2-

August 12, 1982

2:00 P.M. (Cont)

6. 81.609ED - 399 BUEN VISTA EAST (former St. Joseph's College of Nursing Building), southeast side between Park Hill Avenue and Upper Terrace, Lots 23 and 99 in Assessor's Block 2607 - Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to include 40 living units, approximately 17,500 square feet of office space and 16 parking spaces in an RH-2 (House, Two-Family) district.

(Continued from the Regular Meeting of July 8, 1982)

NOTE: Proposed for continuation to September 30, 1982.

7. 82.195U - 2260-62 MARKET STREET, northwest corner at 15th Street, Lot 10 in Assessor's Block 3560 - Request for Authorization of Special Use to permit a conversion of three dwelling units to COMMERCIAL OFFICE SPACE ON THE SECOND FLOOR, including commercial retail use at the ground level in a C-2 (Community Business) district in the Upper Market West Special Use District.

(Continued from the Regular Meeting of July 29, 1982)

2:30 P.M.

8. 82.273Q - 1441-51 VALLEJO STREET, south side between Polk and Larkin Streets, Lot 24 in Assessor's Block 572 - Review for consistency with Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RM-2 (Mixed Residential, Moderate Density) district.

9. 82.282Q - 1931 DIAMOND STREET, east side between Diamond Heights Boulevard and Beacon Street, Lot 14 in Assessor's Block 7539 - Review for consistency with Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision and requested EXCEPTION from Sections 1341 and 1385 of the Subdivision Code regarding moderate-income sales prices in an RM-1 (Mixed Residential, Low Density) district.

NOTE: JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORK

3:00 P.M.

10. 82.334L - Consideration of the NORTHEAST WATERFRONT, BEING THAT AREA BOUNDED BY THE EMBARCADERO ON THE EAST, BROADWAY ON THE SOUTH, TELEGRAPH HILL ON THE WEST and UNION STREET ON THE NORTH, comprising Lots 1, 6 and 5 in Assessor's Block 140; Lots 2, 3B, 8, 11, 12 and 13 in Block 141; Lots 1, 2, 3, 5, 6, 8 and 9 in Block 142; Lots 1 and 2 in Block 143; Lot 1 in Block 134; Lots 1, 2, 3, 7, 8 and 9 in Block 135; Lots 1 through 7 and 4A in Block 136; Blocks 137, 138, 139 and 110; Lots 1 through 4 in Block 11; Lots 1, 2, 4, 5, 7, 8 and 9 in Block 112; and those portion of Lots 6, 39, 40 and 41 in Block 113 within the C-2 zoning fronting on Sansome Street; acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the designation of the above buildings and site as an HISTORIC DISTRICT pursuant to Article 10 of the City Planning Code.

4:00 P.M.

11. 82.8E - Public hearing on the draft Environmental Impact Report for proposed revisions to the Residence Element of the San Francisco Comprehensive Plan.

5:00 P.M.

12. EE81.59 - FOURTH STREET BETWEEN WELSH AND FREELON STREETS (Welsh Commons, with frontage on Zoe Street, Lot 119 in Assessor's Block 3776 - Certification of the Final Environmental Impact Report for a PLANNED UNIT DEVELOPMENT of approximately 160 dwelling units in an M-2 (Heavy Industrial) district containing approximately 55,600 square feet of service/wholesale space, 19,000 square feet of light industrial space, 12,000 square feet of retail space, and 265 off-street parking spaces, requiring a height limit reclassification to 105 feet.

13. 82.229C - FOURTH STREET BETWEEN WELSH AND FREELON STREETS (Welsh Commons), with frontage on Zoe Street, Lot 119 in Assessor's Block 3776 - Request for Conditional Use Authorization for a PLANNED UNIT DEVELOPMENT of approximately 150 dwelling units in an M-2 (Heavy Industrial) district and 50-X Height and Bulk District, 57,000 square feet of office space, 18,000 square feet of retail space, and accessory off-street parking.

14. 81.549ED - 1145-51 MARKET STREET near 8th Street, Lots 44 and 44A in Assessor's Block 3702 - Appeal of the Preliminary Negative Declaration for construction of 13-story, 145,000 square feet office and ground-level retail building requiring demolition of existing 4-story building, requiring Discretionary Review.
(Continued from the Regular Meeting of July 29, 1982)
NOTE: Proposed for continuation to September 2, 1982.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656/

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8/13/82

NOTICE OF MEETING

AND CALENDAR

OF THE

SAN FRANCISCO
CITY PLANNING COMMISSION

REGULAR MEETING

THURSDAY

AUGUST 19, 1982

ROOM 282, CITY HALL

1:30 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:30 P.M.

1. Current Matters

A. Director's Report

Informational presentation of San Francisco Municipal Railway
Plans and Programs.

B. Commissioners' Questions and Matters

2:45 P.M.

2. 82.293U - 1407 HAIGHT STREET, southwest corner at Masonic Avenue, Lot 1 in Assessor's Block 1244 - Request for Authorization of Special Use for a RESTAURANT seating 40 people in a C-2 (Community Business) district in the Haight Street Special Use District.

3. 82.318U - 2301 MARKET STREET, southwest corner at Noe Street, Lot 34 in Assessor's Block 3563 - Request for Authorization of Special Use for a RESTAURANT seating 60 people in a C-2 (Community Business) district in the Upper Market West Special Use District.

4. 82.304U - 1430 VALENCIA STREET, west side between 25th and 26th Streets, Lot 7 in Assessor's Block 6531 - Request for Authorization of Special Use for COMMERCIAL OFFICE SPACE on the second floor (conversion of a dwelling unit) in a C-2 (Community Business) district in the Valencia Street Special Use District.

5. 82.341U - 544 CASTRO STREET, west side between 19th and 18th Streets, Lot 7 in Assessor's Block 2615 - Request for Authorization of Special Use for RESTAURANT EXPANSION on second floor (conversion of a dwelling unit) in a C-2 (Community Business) district in the Castro Street Special Use District.

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NOTICE OF MEETING AND CALENDAR

-2-

August 19, 1982

2:45 P.M. (Cont)

6. 82.329U - 3801 - 24TH STREET (Happy Donut), southwest corner at Church Street, Lot 1 in Assessor's Block 6509 - Request for Authorization of Special Use for a CABARET PERMIT (2:00 A.M. to 6:00 A.M.) allowing establishment to be opened 24 hours in an RC-1 (Residential-Commercial Combined, Low Density) district in the Noe Valley Special Use District.
7. 82.291U - 1766 UNION STREET, north side between Octavia and Gough Streets, Lot 10 in Assessor's Block 529 - Request for Authorization of Special Use for COMMERCIAL OFFICE SPACE over 2,500 square feet on second and third floors (conversion of dwelling units) in a C-2 (Community Business) district in the Union Street Special Use District.
8. 82.351U - 3294-96 SACRAMENTO STREET, northeast corner at Presidio Avenue, Lot 17 in Assessor's Block 1007 - Request for Authorization of Special Use for FINANCIAL OFFICE EXPANSION in a C-2 (Community Business) district in the Sacramento Street Special Use District.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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Special

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL JOINT MEETING
WITH
THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION
AND
THE DIRECTOR OF PUBLIC WORKS
TUESDAY
AUGUST 24, 1982
ROOM 282, CITY HALL
5:00 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

5:00 P.M. - Joint Public Meeting and Informational Presentation on the DRAFT MARKET STREET DESIGN/PLANNING STUDY.

Adjournment.

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7/26/82

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 26, 1982
ROOM 282, CITY AHLL
1:00 P.M.

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

12:00 NOON

FIELD TRIP - To view the sites of matters scheduled for future consideration by the City Planning Commission.

1:00 P.M.

1. Current Matters

A. Director's Report

1. 333 CALIFORNIA STREET - Review of proposed design revisions for base of office building.
2. Report on the status of the Office-Housing Production program.

B. Commissioners' Questions and Matters

2:00 P.M.

2. 81.175EDA - FIREHOUSE NO. 2; 466 BUSH STREET between Kearny and Grant Streets, Lot 33 in Assessor's Block 270; Certification of the Final Environmental Impact Report to construct a 13-story, 86,110 square-foot office building with retail, and renovate the Landmark Firehouse for 8,450 square feet of office and retail space after demolition of a one-story building.

3. 81.175D - 466 BUSH, the northeast corner of Bush Street and Grant Avenue, Lots 10 and 33 in Assessor's Block 270 - Discretionary Review of Building Permit Application No. 8104015 for construction at a 13-story building with 86,700 gross square feet of office space and 7,800 gross square feet of retail space; and including renovation of a City Landmark, in a C-3-G (Downtown General Commercial) district and 160-H Height and Bulk Districts.

2:30 P.M.

4. 82.91CE - 750 BUSH STREET, north side between Powell and Mason Streets, Lot 7 in Assessor's Block 273 - Request for Authorization of Conditional Use for a STRUCTURE OVER 40 FEET (16 stories) and for 60 dwelling units with 60 OFF-STREET PARKING SPACES when more than 23 spaces would require Conditional Use Authorization in an RC-4 (Residential-Commercial Combined, High Density) district and a 160-F Height and Bulk District.

(Continued from the Regular Meeting of August 5, 1982)

August 26, 1982

2:30 P.M. (Cont)

5. 82.375C - 1800 BLOCK OF OCEAN AVENUE (Ocean Terrace), northwest corner at Dorado Terrace, Lots 3 and 88 in Assessor's Block 3283 - Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for a RESIDENTIAL/COMMERCIAL SUBDIVISION CONSISTING OF UP TO 56 DWELLING UNITS and up to 50,000 square feet of commercial space, requiring modification to density and open space provisions for residential development otherwise applicable to the subject site in a C-2 (Community Business) district. This application requests an expansion of the site area and number of units authorized by the City Planning Commission on July 22, 1982.

3:15 P.M.

6. 81.673EA - Southeast corner of PACIFIC AND COLUMBUS AVENUES, Lot 16 in Assessor's Block 176 - Appeal of the Preliminary Negative Declaration for construction of a 6-story commercial building with 3 levels of below-grade parking for 103 cars, requiring demolition of a one-story parking garage. Project would have 11,600 square feet of restaurant space in the Cellar, 10,000 square feet of retail space on the ground floor and 49,000 square feet of office space on the upper floors. Project would require a variance from floor area ratio standards and a Conditional Use Authorization to provide accessory parking and to exceed bulk limits. This project will require a Certificate of Appropriateness for construction in the JACKSON SQUARE HISTORIC DISTRICT.

(Continued from the Regular Meeting of August 5, 1982)
NOTE: Proposed for continuation to September 2, 1982.

7. 81.673A - Southeast corner of PACIFIC AND COLUMBUS AVENUES, THE SAVOY OFFICE PROJECT, Lot 16 in Assessor's Block 176 - Application for a Certificate of Appropriateness for a new 6-story COMMERCIAL BUILDING located in the Jackson Square Historic District, acting on the recommendation of the Landmarks Preservation Advisory Board for approval.

NOTE: Proposed for continuation to September 2, 1982.

8. 81.673C - Southeast corner of PACIFIC AND COLUMBUS AVENUES, THE SAVOY OFFICE PROJECT, Lot 16 in Assessor's Block 176 - Request for Authorization of Conditional Use for (1) below-grade parking for approximately 103 cars in the Washington-Broadway Special Use District No. 1 and (2) to exceed the building bulk limitations in a 65-A Height and Bulk District, to construct a 6-story COMMERCIAL BUILDING of approximately 124,600 gross square feet of combined restaurant, retail and office uses, located in a C-2 (Community Business) district.

NOTE: Proposed for continuation to September 2, 1982.

3:15 P.M. (Cont)

9. 81.334L - Consideration of the NORTHEAST WATERFRONT, BEING THAT AREA BOUNDED BY THE EMBARCADERO ON THE EAST, BROADWAY ON THE SOUTH, TELEGRAPH HILL ON THE WEST AND UNION STREET ON THE NORTH, Comprising Lots 1, 6 and 5 in Assessor's Block 140; Lots 2, 3B, 8, 11, 12 and 12 in Block 141; Lots 1, 2, 3, 5, 6, 8 and 9 in Block 142; Lots 1 and 2 in Block 143; Lot 1 in Block 134; Lots 1, 2, 3, 7, 8 and 9 in Block 135; Lots 1 through 7 and 4A in Block 136; Blocks 137, 138, 139 and 110; Lots 1 through 4 in Block 111; Lots 1, 2, 4, 5, 7, 8 and 9 in Block 112; and those portions on Sansome Street; acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the designation of the above buildings and site as an HISTORIC DISTRICT pursuant to Article 10 of the City Planning Code.

(Continued from the Regular Meeting of August 12, 1982)

4:00 P.M.

10. 82.314D - 100 CLEMENT STREET, northwest corner at 2nd Avenue, Lot 18 in Assessor's Block 1431 - Consideration of Discretionary Review of Building Permit Application No. 8204832 for a financial office in a C-2 (Community Business) district.

(Continued from the Regular Meeting of August 5, 1982)

11. 82.314D - 100 CLEMENT STREET, northwest corner at 2nd Avenue, Lot 18 in Assessor's Block 1431 - Discretionary Review of Building Permit Application No. 8204832 for a financial office in a C-2 (Community Business) district.

(Continued from the Regular Meeting of August 5, 1982)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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9-2-82

NOTICE OF MEETING

AND CALENDAR

OF THE

— SAN FRANCISCO
CITY PLANNING COMMISSION

REGULAR MEETING

THURSDAY

SEPTEMBER 2, 1982

ROOM 282, CITY HALL

1:00 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:00 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

1:15 P.M.

2. 82.329U - 3801 - 24TH STREET, southwest corner at Church Street, Lot 1 in Assessor's Block 6509 - Request for Authorization of Special Use to permit a CABARET PERMIT (2:00 A.M. to 6:00 A.M.) allowing establishment to be opened 24 hours in an RC-1 (Residential-Commercial Combined, Low Density) district to the Noe Valley Special Use District.
(Continued from the Regular Meeting of August 19, 1982)

3. 82.304U - 1430 VALENCIA STREET, west side between 25th and 26th Streets, Lot 7 in Assessor's Block 6531 - Request for Authorization of Special Use to permit COMMERCIAL OFFICE SPACE on the second floor (conversion of a dwelling unit) in a C-2 (Community Business) district in the Valencia Street Special Use District.
(Continued from the Regular Meeting of August 19, 1982)

1:45 P.M.

4. 82.408R - BETHLEHEM SHIPYARD site, Lot 1 in Assessor's Block 4046, Lot 4 in Block 4111 and Lot 1 in Block 4110; east of Illinois Street to the Bay between 17th and 21st Streets - Review for Consistency with the Master Plan to allow acquisition by the San Francisco Port Commission of 40 acres of land presently used as a ship repair facility.

2:30 P.M.

5. 82.350C - NINTH AVENUE AND ANZA STREET, northwest corner, Lots 16 and 49 in Assessor's Block 1535 - Request for authorization of Conditional Use for the EXPANSION OF A CHURCH in an RM-1 (Mixed Residential, Low Density) district.

6. 82.263EC - 3625 - 24TH STREET, southeast corner at Fair Oaks, Lots 27, 29 and 30 in Assessor's Block 6512 - Request for Authorization of a Conditional Use for a Planned Unit Development for EXPANSION OF A SECONDARY SCHOOL and modification in the application of a rear yard requirement in an RH-3 (House, Three-Family) district.

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NOTICE OF MEETING AND CALENDAR

-2-

September 2, 1982

2:30 P.M. (Cont)

7. 82.3852 - 225-253 DUBOCE AVENUE, south side between Guerrero and Market Streets, Lots 61 through 65 and 67 in Assessor's Block 3534 - Request for RECLASSIFICATION OF PROPERTY from an RH-3 (House, Three-Family) district to an RC-2 (Residential-Commercial Combined, Moderate Density) district.

8. 81.567ELCA - 2160 GREEN STREET, Designated Landmark No. 49, THE SHERMAN HOUSE, Lots 28 and 30 in Assessor's Block 540 - Application for a CERTIFICATE OF APPROPRIATENESS for restoration and remodeling of existing buildings and construction of a greenhouse to preserve common areas and to create a bed and breakfast inn, acting on pending recommendation of the Landmarks Preservation Advisory Board.

9. 81.567ELCA - 2160 GREEN STREET, north side between Fillmore and Webster Streets, Lots 28 and 30 in Assessor's Block 540 - Request for Authorization of a Conditional Use for a 15-ROOM BED and BREAKFAST INN IN A DESIGNATED CITY LANDMARK (The Sherman House) in a RH-2 (House, Two-Family) district.

10. 82.363L - Consideration of the FEDERAL RESERVE BANK BUILDING at 400 SANSOME STREET, Lot 3 in Assessor's Block 229, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the designation of the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

3:45 P.M.

11. 81.632E - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623 - Appeal of the Preliminary Negative Declaration for construction of 8 UNITS on a lot with approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.

(Continued from the Regular Meeting of July 1, 1982)
NOTE: Proposed for continuation to October 28, 1982.

12. 81.632EC - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623 - Request for Authorization of Conditional Use to permit 8 UNITS on a lot with approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.

(Continued from the Regular Meeting of July 1, 1982)
NOTE: Proposed for continuation to October 28, 1982.

September 2, 1982

3:45 P.M. (Cont.)

13. 82.364D - 623-625 - 47TH AVENUE, west side between Anza Street and Sutro Heights Avenue, Lot 5 in Assessor's Block 1590 - Consideration of Discretionary Review of Building Permit Application No. 8203321 proposing construction of a three-story, two-unit building in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of August 5, 1982)

14. 82.364D - 623-625 - 47TH AVENUE, west side between Anza Street and Sutro Heights Avenue, Lot 5 in Assessor's Block 1590 - Discretionary Review of Building Permit Application No. 8203321 proposing construction of a three-story, two-unit building in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of August 5, 1982)

15. 82.239EZ - 47TH AVENUE, entire frontage west side between Anza Street and Sutro Heights Avenue, Lots 1 through 6, 7A and 7B in Assessor's Block 1590 - Request for Reclassification of Property from an RH-2 (House, Two-Family) district to an RH-1 (House, One-Family) district.
(Continued from the Regular Meeting of August 5, 1982)
NOTE: Proposed for indefinite continuation.

16. 82.41EU - 1728 UNION STREET, north side between Gough and Octavia Streets, Lot 4 in Assessor's Block 529 - Request for Authorization of Special Use to permit COMMERCIAL RETAIL AND OFFICE SPACE over 2,500 square feet at the ground, second and third floors in a C-2 (Community Business) district in the Union Street Special Use District.
(Continued from the Regular Meeting of July 29, 1982)

17. 82.73Q - 95 - 26TH AVENUE, west side between El Camino del Mar and Sea Cliff Avenue, Lot 9 in Assessor's Block 1305 - Review for Consistency with Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RH-1 (House, One-Family) district.
(Continued from the Regular Meeting of August 5, 1982)
NOTE: Proposed for continuation to September 16, 1982.

18. 92/;7;Q - 1885 JACKSON STREET, southeast corner at Gough Street, Lots 17 and 18 in Assessor's Block 600 - Review for Consistency with Master Plan for a 10-UNIT CONDOMINIUM CONVERSION subdivision in an RM-3 (Mixed Residential, Medium Density) district.
(Continued from the Regular Meeting of August 5, 1982)
NOTE: Proposed for continuation to September 16, 1982)

5:00 P.M.

19. 81.492E - 90 NEW MONTGOMERY, Lot 16 in Assessor's Block 3707; Consideration of Certification of the Final Environmental Impact Report for the construction of a 15-story, 240-foot building containing a total of about 135,500 square feet, including approximately 124,300 square feet of offices, 3,350 square feet of retail space, and an 11,500 square-foot basement providing 23 parking spaces.

September 2, 1982

5:00 P.M. (Cont)

20. 81.492D - 90 NEW MONTGOMERY, near Mission and Aldrich, Lot 16 in Assessor's Block 3707 - Discretionary Review of Building Permit Application No. 8201153 to construct a 15-story office building of approximately 135,500 square feet in the C-3-0 (Downtown Office) and 500-I Height and Bulk districts.

21. 81.178C - 475 LOMBARD STREET, south side between Stockton Street and Grant Avenue, Lot 33 in Assessor's Block 77 - Request for Authorization of Conditional Use to permit SEVEN DWELLING UNITS on an RH-3 (House, Three-Family) lot of approximately 7,140 square feet when 1,000 square feet per dwelling is required.
(Continued from the Regular Meeting of August 12, 1982)
NOTE: Proposed for continuation to a later date.

22. 82.195U - 2260-62 MARKET STREET, northwest corner at 15th Street, Lot 10 in Assessor's Block 3560 - Request for Authorization of Special Use to permit a conversion of three dwelling units to COMMERCIAL OFFICE SPACE ON THE SECOND FLOOR, including commercial retail use at the ground level in a C-2 (Community Business) district in the Upper Market West Special Use District.
(Continued from the Regular Meeting of August 12, 1982)
NOTE: Proposed for continuation to a later date.

23. 81.549ED - 1145-51 MARKET STREET near 8th Street, Lots 44 and 44A in Assessor's Block 3702 - Appeal of the Preliminary Negative Declaration for construction of 13-story, 145,000 square feet office and ground-level retail building requiring demolition of existing 4-story building, requiring Discretionary Review.
(Continued from the Regular Meeting of August 12, 1982)

24. 81.549ED - 1145-1151 MARKET STREET near 8th Street, Lots 5 and 44A in Assessor's Block 3702 - Discretionary Review of Building Permit Application No. 8200517 to construct a 13-story, 189-foot high building containing a total of 145,000 gross square feet, located in the C-3-G (Downtown General) and 240-G Height and Bulk districts.

5:00 P.M. (Cont)

25. 81.581EC - 870 O'FARRELL STREET and 900 POLK STREET, northeast corner at Polk Street, a through lot with frontage on Myrtle Street, Lot 4 in Assessor's Block 716 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION to permit a planned unit development for a 13-story RESIDENTIAL/COMMERCIAL COMPLEX containing up to 214 dwelling units, approximately 43,000 net square feet of office space, approximately 14,200 net square feet of retail space and parking for 175 cars requiring exceptions to City Planning Code standards for off-street parking, dwelling unit density, height above 40 feet, building bulk and commercial use above the ground story, in a C-2 (Community Business) district initiated for an RM-4 (Residential-Commercial Combined, High Density) district and in an 130-E Height and Bulk District.
(Continued from the Regular Meeting of August 5, 1982)

26. 81.581EC - 870 O'FARRELL STREET and 900 POLK STREET, northeast corner at Polk Street, a through lot with frontage on Myrtle Street, Lot 4 in Assessor's Block 716 - Request for Authorization of Conditional Use to permit a planned unit development for the project described above.

(Continued from the Regular Meeting of August 5, 1982)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 16, 1982
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

SEP 14 1982

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PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:30 P.M.

1. Current Matters

A. Director's Report

1. Consideration of a Resolution authorizing the Director of Planning to enter into a contract with Daniel Solomon & Associates in the sum of \$12,102 to analyze the feasibility of providing affordable housing in new construction in Rincon Hill.
2. 333 CALIFORNIA STREET; Review of proposed design revisions for base of office building.
3. MARKET STREET Temporary Newstand, 700 Block Market Street, southside between 3rd and 4th Streets, occupying Redevelopment and City Property, in the Market Street Discretionary Review area.

B. Commissioners' Questions and Matters

1:45 P.M.

2. 82.171Q - 1885 JACKSON STREET, southeast corner at Gough Street, Lots 17 and 18 in Assessor's Block 600; Review for consistency with the Master Plan for a 10-UNIT CONDOMINIUM CONVERSION subdivision in an RM-3 (Mixed Residential, Medium Density) district.
(Continued from the Regular Meeting of September 2, 1982)
3. 82.63Q - 95 - 26TH AVENUE, west side between El Camino Del Mar and Sea Cliff Avenue, Lot 9 in Assessor's Block 1305; Review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RH-1 (House, One-Family) district.
(Continued from the Regular Meeting of September 2, 1982)

2:00 P.M.

4. 82.314D - 100 CLEMENT STREET, northwest corner at 2nd Avenue, Lot 18 in Assessor's Block 1431; Consideration of Discretionary Review of Building Permit Application No. 8204832 for a bank in a C-2 (Community Business) district.
(Continued from the Regular Meeting of August 26, 1982)
5. 82.314D - 100 CLEMENT STREET, northwest corner at 2nd Avenue, Lot 18 in Assessor's Block 1431; Discretionary Review of Building Permit Application No. 8204832.

2:30 P.M.

6. 82.399U - 1448 HAIGHT STREET, north side between Ashbury Street and Masonic Avenue, Lot 9 in Assessor's Block 1232; Request for authorization of Special Use for CHANGING HOURS OF OPERATION set by Condition No. 3 in Resolution No. 9027 from 8:00 a.m. to 7:00 p.m. to 7:00 a.m. to 1:00 a.m. in a C-2 (Community Business) district in the Haight Street Special Use District.
7. 82.380U - 1748 HAIGHT STREET, northwest corner at Cole Street, Lot 7 in Assessor's Block 1229; Request for authorization of Special Use for a PLACE OF ENTERTAINMENT PERMIT (Live Music) in a C-2 (Community Business) district in the Haight Street Special Use District.
8. 82.360U - 4021 - 24TH STREET, south side between Noe and Castro Streets, Lot 30 in Assessor's Block 6507; Request for authorization of Special Use for a FINANCIAL OFFICE in an RC-1 (Residential-Commercial Combined, Low Density) district in the Noe Valley Special Use District.
9. 82.381U - 1328 CASTRO STREET, west side between 24th and Jersey Streets, Lot 4 in Assessor's Block 6506; Request for authorization of Special Use for a RESTAURANT in an RC-1 (Residential-Commercial Combined, Low Density) district in the Noe Valley Special Use District.
10. 82.264U - 3917 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 38 in Assessor's Block 6508; Request for authorization of Special Use for a RESTAURANT EXPANSION including a deck and accessory office space to restaurant on second floor in an RC-1 (Residential-Commercial Combined, Low Density) district in the Noe Valley Special Use District.

NOTE: Applicant requests postponement to September 30, 1982.

2:30 P.M. (Cont)

11. 82.143U - 4026½ - 24TH STREET, north side between Noe and Castro Streets, Lot 11 in Assessor's Block 3656; Request for REVOCATION of Special Use authorization of a HEALTH SPA EXPANSION on second floor in an RC-1 (Residential-Commercial Combined, Low Density) district in the Noe Valley Special Use District.
12. 82.341U - 544 CASTRO STREET, west side between 18th and 19th Streets, Lot 7 in Assessor's Block 2615; Request for authorization of Special Use for RESTAURANT EXPANSION on second floor (conversion of a dwelling unit) and increasing the seating occupancy to allow more than 50 persons (from F-2 to B-3) in a C-2 (Community Business) district in the Castro Street Special Use District.
13. 82.195U - 2260-2262 MARKET STREET, northwest corner at 15th Street, Lot 10 in Assessor's Block 3560; Request for authorization of Special Use to permit a conversion of 3 dwelling units to COMMERCIAL OFFICE SPACE ON THE SECOND FLOOR, including commercial retail use at the ground level in a C-2 (Community Business) district in the Upper Market West Special Use District.
(Continued from the Regular Meeting of September 2, 1982)

3:30 P.M.

14. 82.245EVC - 1850 POLK STREET, southeast corner at Jackson Street, Lot 17 in Assessor's Block 597; Request for authorization of Conditional Use to EXCEED THE BULK LIMITATIONS applicable above 40 feet of the 65-A Height and Bulk District to construct a 5-story, approximately 52,500 square-foot, 24-unit condominium with approximately 10,000 square feet of ground-floor retail space and an approximately 42-car garage.

4:00 P.M.

15. 82.150TZE - BLOCKS BOUNDED BY MASON STREET ON THE WEST, LOMBARD STREET ON THE NORTH, GRANT AVENUE ON THE EAST AND BROADWAY STREET ON THE SOUTH; Resolution by the City Planning Commission determining that the proposed reclassification initiated by the Board of Supervisors to establish temporary prohibition of new financial institutions is for a major sub-area of the City thereby establishing under Section 302(e)1 of the City Planning Code, one year extension of the current one year interim control over permit applications for financial institutions while the reclassification is being considered by the City.

4:00 P.M. (Cont)

16. 81.195EC - 388 MARKET STREET, the block bounded by Market, Pine and Front Streets, Lots 1 and 2 in Assessor's Block 265; Request for authorization of Conditional Use for BONUS FLOOR AREA of up to 85,900 square feet, to be utilized for residential use only and EXCEPTIONS TO THE BULK LIMITS as part of a mixed use residential, retail and office project of 26 stories in height, 7 floors of which would be residential, in a C-3-O (Downtown Office) and 600-I Height and Bulk District.

NOTE: Proposed for continuation to September 30, 1982.

5:00 P.M.

17. 81.673EAC - Southeast corner of PACIFIC AND COLUMBUS AVENUES, Lot 16 in Assessor's Block 176; Appeal of the Preliminary Negative Declaration for construction of a 6-story COMMERCIAL BUILDING with 3 levels of below-grade parking for 103 cars, requiring demolition of a one-story parking garage, with 11,600 square feet of restaurant space, 10,000 square feet of retail space and 49,000 square feet of office space.
(Continued from the Regular Meeting of August 26, 1982)

18. 81.673EAC - Southeast corner of PACIFIC AND COLUMBUS AVENUES, THE SAVOY OFFICE PROJECT, Lot 16 in Assessor's Block 176; Application for a Certificate of Appropriateness for a new 6-story COMMERCIAL BUILDING located in the Jackson Square Historic District, acting on the recommendation of the Landmarks Preservation Advisory Board for approval.
(Continued from the Regular Meeting of August 26, 1982)

19. 81.673EAC - Southeast corner of PACIFIC AND COLUMBUS AVENUES, THE SAVOY OFFICE PROJECT, Lot 16 in Assessor's Block 176; Request for authorization of Conditional Use for: (1) below-grade parking for approximately 103 cars in the Washington-Broadway Special Use District No. 1 and (2) to exceed the building bulk limitations in a 65-A Height and Bulk District, to construct a 6-story COMMERCIAL BUILDING of approximately 124,600 gross square feet of combined restaurant, retail and office uses, located in a C-2 (Community Business) district.
(Continued from the Regular Meeting of August 26, 1982)

Adjournment.

SF
C55
#14

9-22-82

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
WEDNESDAY
SEPTEMBER 22, 1982
450 McALLISTER STREET
10:30 A.M.

DOCUMENTS DEPT.

SEP 21 1982

SAN FRANCISCO
PUBLIC LIBRARY

10:30 A.M.

1. FIELD TRIP - A DEPARTMENT OF CITY PLANNING STAFF GUIDED TOUR
OF THE SOUTH OF MARKET AND EASTSIDE INDUSTRIAL AREAS.

Adjournment

SF
C55

#14

9-23-82

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 23, 1982
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

SEP 27 1982

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

12:00 NOON - FIELD TRIP - To view the sites of matters scheduled for future consideration by the City Planning Commission.

1:30 P.M.

I. Current Matters

A. Director's Report

1. 5 FREMONT STREET Office Project, information concerning design changes to Retail Pavilion.
2. Consideration of a Resolution authorizing the Director of Planning to submit a request for a supplemental budget appropriation not to exceed \$12,500 to provide a second telephone operator for the Implementation (zoning) Division of the Department.
3. Consideration of a Resolution authorizing the Director of Planning to submit a request for a supplemental budget appropriation not to exceed \$330,000 to provide funding for certain activities not sufficiently funded by the proposed 1983 OHCD budget.
4. Consideration of a Resolution authorizing the Director of Planning to enter into a contract with the University of California for an amount not to exceed \$1,000 for use of work study students.
5. Consideration of a Resolution authorizing the Director of Planning to enter into a contract with the California Environmental Intern Program for an amount not to exceed \$6,000 to supplement the funding of interns provided by the program.

B. Commissioners' Questions and Matters

2:00 P.M.

2. 82.397R - 2055 LOMBARD STREET, midblock on the south side between Webster and Fillmore Streets - Review for consistency with Master Plan of temporary use of public property (Yerba Buena School Yard) for public parking in a P (Public Use) district.

3. 82.381U - 1328 CASTRO STREET - Approval of Resolution approving a Special Use Restaurant in the 24th Street/Noe Valley Special Use District.

2:15 P.M.

4. 82.400C - 417 - 14TH STREET, south side between Valencia and Guerrero Streets, Lot 31 in Assessor's Block 3546 - To permit the transfer of a non-conforming SILK SCREENING FACILITY to a new operator in an RM-1 (Mixed Residential, Low Density) district.

September 23, 1982

2:15 P.M. (Cont.)

5. 82.355Q - 2186 VALLEJO STREET, north side between Webster and Buchanan Streets, Lot 16 in Assessor's Block 556 - Review for consistency with Master Plan for a 5-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district.
6. 82.327Q - 1435 BAY STREET, south side between Laguna and Octavia Streets, Lot 1A in Assessor's Block 471 - Review for consistency with Master Plan for a 12-UNIT CONDOMINIUM CONVERSION subdivision in an RM-1 (Mixed Residential, Low Density) district.
7. 82.279Q - 3734-36 BRODERICK STREET, east side between Marina Boulevard and Jefferson Street, Lot 17 in Assessor's Block 911 - Review for consistency with Master Plan for a 4-UNIT CONDOMINIUM CONVERSION subdivision and for consideration of a proposed EXCEPTION from moderate-income price restrictions of Subdivision Code Section 1341 in an RH-2 (House, Two-Family) district. (Joint Hearing with Department of Public Works)
NOTE: Proposed for continuation to October 14, 1982.
8. 82.257C - 4047-49 20TH STREET (Liberty Terrace), south side between Sanchez and Noe Streets, Lots 84 and 85 in Assessor's Block 3604 - Request for Authorization of Conditional Use for TWO DWELLING UNITS (the final phase of a 11-lot subdivision authorized under the now-expired CU63.19), in an RH-1 (House, One-Family) district and the Dolores Heights Special Use District.
(Continued from the Regular Meeting of August 5, 1982)
NOTE: Proposed for continuation to October 21, 1982.
9. 81.178C - 475 LOMBARD STREET, south side between Stockton Street and Grant Avenue, Lot 33 in Assessor's Block 77 - Request for Authorization of Conditional Use to permit SEVEN DWELLING UNITS on an RH-3 (House, Three-Family) lot of approximately 7,140 square feet per dwelling is required.
(Continued from the Regular Meeting of September 2, 1982)
10. 82.363L - Consideration of the FEDERAL RESERVE BANK BUILDING at 400 SANSOME STREET, Lot 3 in Assessor's Block 229, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the designation of the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.
(Continued from the Regular Meeting of September 2, 1982)

2:15 P.M. (Cont)

11. 82.334L - Consideration of the NORTHEAST WATERFRONT, BEING THAT AREA BOUNDED BY THE EMBARCADERO ON THE EAST, BROADWAY ON THE SOUTH, TELEGRAPH HILL ON THE WEST AND UNION STREET ON THE NORTH, comprising Lots 1, 6 and 5 in Assessor's Block 140; Lots 2, 3B, 8, 11, 12 and 13 in Block 141; Lots 1, 2, 3, 5, 6, 8 and 9 in Block 142; Lots 1 and 2 in Block 143; Lot 1 in Block 134; Lots 1, 2, 3, 7, 8 and 9 in Block 135; Lots 1 through 7 and 4A in Block 136; Block 137, 138, 139 and 110; Lot 1 through 4 in Block 111; Lots 1, 2, 3, 5, 7, 8 and 9 in Block 112; and those portions of Lots 6, 39, 40 and 41 in Block 113 within the C-2 zoning fronting on Sansome Street; acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the designation of the above buildings and site as an HISTORIC DISTRICT pursuant to Article 10 of the City Planning Code.

(Continued from the Regular Meeting of August 26, 1982)

4:00 P.M.

12. 82.328E - Appeal of the Preliminary Negative Declaration for installation of overhead wiring necessary for the extention of the No. 6 Parmassus Trolley Coach from its present terminus at 14th Avenue and Quintara to the West Portal Station via 14th Avenue. Taraval Street, Lenix Way, Ulloa Street and back to Taraval Street on Wawona.

NOTE: Proposed for continuation to September 30, 1982.

13. 82.91CE - 750 BUSH STREET, north side between Powell and Mason Streets, Lot 7 in Assessor's Block 273 - Request for Authorization of Conditional Use for a STRUCTURE OVER 40 FEET (16 stories) and for 60 dwelling units with 60 OFF-STREET PARKING SPACES where more than 23 spaces would require Conditional Use Authorization in an RC-4 (Residential-Commercial Combined, High Density) district and a 160-F Height and Bulk District.

(Continued from the Regular Meeting of August 26, 1982)

14. 82.150TZE - BLOCKS BOUNDED BY MASON STREET ON THE WEST, LOMBARD STREET ON THE NORTH, GRANT AVENUE ON THE EAST AND BROADWAY ON THE SOUTH - Resolution by City Planning Commission determining that the proposed reclassification initiated by the Board of Supervisors to establish temporary prohibition of new financial institutions is for a major sub-area of the City thereby establishing under Section 302(e)1 of the City Planning Code, 1 year extension of the current one year interim control over permit applications is being considered by the City.

(Continued from the Regular Meeting of September 16, 1982)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
THURSDAY
SEPTEMBER 23, 1982
450 McALLISTER STREET
11:30 A.M.

11:30 A.M.

EXECUTIVE SESSION - To confer with Counsel on pending and possible
litigation.

9-30-82

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 30, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

SEP 30 1982

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:00 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

1:30 P.M.

2. 82.465D - 700-768 - 7TH STREET, portion of Block bounded by Townsend, 7th and King Streets, Lot 1 in Assessor's Block 3799; Consideration of Discretionary Review of Building Permit Application No. 8204111; former Baker & Hamilton Wholesale Hardware Warehouse; to convert the existing approximately 225,000 square-foot wholesale hardware use to a wholesale showroom facility in an M-1 (Light Industrial) district.
3. 82.465D - 700-768 - 7TH STREET, portion of Block bounded by Townsend, 7th and King Streets, Lot 1 in Assessor's Block 3799; Discretionary Review of Building Permit Application No. 8204111; former Baker & Hamilton Wholesale Hardware Warehouse; to convert the existing approximately 225,000 square-foot wholesale hardware use to a wholesale showroom facility in an M-1 (Light Industrial) district.
4. 82.288E - 261 VALENCIA near 14th Street, Lot 73 in Assessor's Block 3532; Appeal of Preliminary Negative Declaration for demolition of existing vacant 32-unit, 3-story apartment building for eventual construction of additional church buildings.
NOTE: Proposed for continuation to October 14, 1982.

5. 82.437IZE - BLOCKS BOUNDED ON THE EAST BY THE EAST SIDE OF KEARNY STREET AND THE WEST SIDE OF COLUMBUS AVENUE, ON THE WEST BY THE EAST SIDE OF POWELL STREET, ON THE NORTH BY THE SOUTH SIDE OF BROADWAY, AND ON THE SOUTH BY THE NORTH SIDE OF CALIFORNIA STREET - Resolution by the City Planning Commission determining that the proposed reclassification initiated by the Board of Supervisors to establish temporary prohibition of new financial institutions is for a major sub-area of the City thereby establishing under Section 302(e)1 of the City Planning Code a one-year extension of the current one-year interim control over permit applications for financial institutions while the reclassification is being considered by the City.

1:30 P.M. (Cont)

6. 81.195EC - 388 MARKET STREET, the block bounded by Market, Pine and Front Streets, Lots 1 and 2 in Assessor's Block 265; Request for Authorization of Conditional Use for BONUS FLOOR AREA of up to 85,900 square feet, to be utilized for residential use only and EXCEPTIONS TO THE BULK LIMITS as part of a mixed use residential, retail and office project of 26 stories in height, 7 floors of which would be residential, in a C-3-0 (Downtown Office) and 600-I Height and Bulk District.

(Continued from the Regular Meeting of September 16, 1982)

NOTE: Proposed for continuation to October 7, 1982.

2:30 P.M.

7. 82.143U - 4026½ - 24TH STREET, north side between Noe and Castro Streets, Lot 11 in Assessor's Block 3656; Revocation of Special Use Authorization of a HEALTH SPA EXPANSION on second floor in an RC-1 (Residential-Commercial Combined, Low Density) district in the Noe Valley Special Use District.

(Continued from the Regular Meeting of September 16, 1982)

8. 81.609ED - 399 BUENA VISTA EAST (former St. Joseph's College of Nursing Building), southeast side between Park Hill Avenue and Upper Terrace, Lots 23 and 99 in Assessor's Block 2607 - Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to include 40 living units, approximately 17,500 square feet of office space and 16 parking spaces in an RH-2 (House, Two-Family) district.

(Continued from the Regular Meeting of August 12, 1982)

9. 82.375C - 1800 BLOCK OF OCEAN AVENUE (Ocean Terrace), northwest corner at Dorado Terrace, Lots 3 and 68 in Assessor's Block 3283 - A final design review as per general condition #2 of Resolution No. 9489 on August 26, 1982, for a PLANNED UNIT DEVELOPMENT for a RESIDENTIAL/COMMERCIAL SUBDIVISION CONSISTING OF UP TO 56 DWELLING UNITS and 112 parking spaces to be constructed over a supermarket with enclosed parking.

10. 81.403ED - 814-828 STOCKTON STREET, between Sacramento and Clay Streets, and abutting Hang Ah Alley, and Pagoda Place, Lot 14 in Assessor's Block 225; Discretionary Review of Building Permit Application No. 8207774-S in the Downtown Interim Special Review Area to construct a 12-STORY BUILDING containing 29 residential condominiums, 3,470 square feet of office space, 3,260 square feet of retail space in the C-3-G (Downtown General Commercial) district and 160-F Height and Bulk District.

September 30, 1982

3:00 P.M.

11. 82.328E - Appeal of the Preliminary Negative Declaration for installation of overhead wiring necessary for the extention of the No. 6 Parnassus Trolley Coach from its present terminus at 14th Avenue and Quintara to the West Portal Station via 14th Avenue, Taraval Street, Lenox Way, Ulloa Street and back to Taraval Street on Wawona.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 7, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

OCT 7 1982

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

12:00 NOON

FIELD TRIP - To view the sites of matters scheduled for future consideration by the City Planning Commission.

1:00 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

1:30 P.M.

2. 82-465D - 700-768 - 7TH STREET, portion of block bounded by Townsend, 7th and King Streets, Lot 1 in Assessor's Block 3799; Discretionary Review of Building Permit Application No. 8204111; former Baker & Hamilton Wholesale Hardware Warehouse; to convert the existing approximately 225,000 square-foot wholesale hardware use to a wholesale showroom facility in an M-1 (Light Industrial) district.

(Continued from the Regular Meeting of September 30, 1982)

3. EE81.11 - 25TH STREET and CLIPPER STREET at Homestead Street, Lots 16, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; Appeal of the Preliminary Negative Declaration to construct on vacant lot 33 dwelling units in 8 buildings with 43 parking spaces in common garage under 3 of the buildings with access from 24th Street and from Clipper Street, requiring conditional use authorization.

(Continued from the Regular Meeting of July 15, 1982)

4. 8244R - 25TH and CLIPPER STREETS at Homestead Street, Lot 17 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; proposed sale of property, in a P (Public Use) district.

(Continued from the Regular Meeting of July 15, 1982)

1:30 P.M. (Cont)

5. CU81.4 - South side of 25TH STREET, Clipper Street at Homestead Street, Lots 16, 17, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; Request for Authorization of a Conditional Use for a PLANNED UNIT DEVELOPMENT, with modification to density, open space and off-street parking provisions otherwise applicable to the subject spaces in an RH-2 (House, Two-Family) and 40-X Height and Bulk districts. A five-foot wide strip of land adjoining the Clipper Street property line and presently owned by the City may be a part of the development.

(Continued from the Regular Meeting of July 15, 1982)

6. North side of CLIPPER STREET, Lot 17 in Assessor's Block 6543; Consideration of a resolution to initiate reclassification from P (Public Use) district to RH-2 (Residential House, Two-Family) district.

(Continued from the Regular Meeting of July 15, 1982)

2:00 P.M.

7. EE81.61 - 115-135 MAIN STREET, Office Building, Lots 12 and 13 in Assessor's Block 3717; Public hearing on a Supplemental Draft Environmental Impact Report for construction on a 18,906.25 square-foot vacant lot of a 22-story, 340-foot high office building with 264,000 square feet of floor area, ground floor retail space and subsurface parking for 22 cars, requiring Discretionary Review.

8. 81.195EC - 388 MARKET STREET, the block bounded by Market, Pine and Front Street, Lots 1 and 2 in Assessor's Block 265; Request for Authorization of Conditional Use for BONUS FLOOR AREA of up to 85,900 square feet, to be utilized for residential use only and EXCEPTIONS TO THE BULK LIMITS as part of a mixed use residential, retail and office project of 26 stories in height, 7 floors of which would be residential, in a C-3-0 (Downtown Office) and 600-I Height and Bulk District.

(Continued from the Regular Meeting of September 30, 1982)

NOTE: Proposed for continuation to November 4, 1982.

2:45 P.M.

9. 82.264U - 3917 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 38 in Assessor's Block 6508; Request for Authorization of Special Use for a RESTAURANT EXPANSION to permit INCREASE OF OCCUPANCY from F-2 (less than 50 persons) to B-3 (more than 50 persons), including ADDITION of a deck in the rear of the building and accessory office space to restaurant on second floor in an RC-1 (Residential-Commercial Combined, Low Density) district in the 24th Street/Noe Valley Special Use District.

(Continued from the Regular Meeting of September 16, 1982)

2:45 P.M. (Cont)

10. 82.195U - 2260-62 MARKET STREET, northwest corner at 15th Street, Lot 10 in Assessor's Block 3560 - Request for Authorization of Special Use to permit a conversion of three dwelling units to COMMERCIAL OFFICE SPACE ON THE SECOND FLOOR, including commercial retail use at the ground level in a C-2 (Community Business) district in the Upper Market West Special Use District.

(Continued from the Regular Meeting of September 16, 1982)

3:00 P.M.

11. 82.106BEV - HAMERTON AVENUE, both sides, first 100 feet south of Bosworth Street, adjoining pedestrian stairway and adjoining Lot 1 in Assessor's Block 6760 and Lot 26 in Assessor's Block 6759 - Request to MODIFY REQUIRED SETBACK LINES.

12. 82.331EZ - NORTH POINT STREET, north side between Larkin and Hyde Streets, Lots 4C, 4F, 4E, 5 and 6 in Assessor's Block 25 - Request for reclassification of property from an RH-3 (House, Three-Family) district to an RC-2 (Residential-Commercial Combined, Moderate Density) district.

13. 82.357C - POST STREET, NORTHEAST CORNER AT KEARNY STREET, Lot 1A, 2, 4-8 and 14-16 in Assessor's Block 292 - Request for Authorization of Conditional Use to permit an EARTH SATELLITE ANTENNA within a C-3-0 (Downtown Office) district and within 1,000 feet of a residential district.

14. 82.369VC - 1068 HOWARD STREET, north side between Russ Alley and 7th Street, Lot 25 in Assessor's Block 3726 - Request for Authorization of Conditional Use for conversion of existing hotel to an Apartment House in an C-3-S (Downtown Support) district.

15. 82.415C - 1660 STOCKTON STREET, southeast corner at Filbert Street, Lot 18 in Assessor's Block 103 - Request for Conditional Use for ADDITION OF THIRD FLOOR OF COMMERCIAL USE (Hotel Expansion) in a C-2 (Community Business) district and an initiated RC-2 to RC-4 (Residential-Commercial Combined, Moderate to High Density) district.

4:15 P.M.

16. 82.393C - 1335 GUERRERO STREET, east side between 25th and 26th Streets, Lot 26 in Assessor's Block 6532 - Request for Authorization of a Conditional Use for a RESIDENTIAL CARE FACILITY for 25 persons in an RH-3 (House, Three-Family) district.

NOTE: Request by Applicant for continuation to October 21, 1982.

October 7, 1982

4:15 P.M. (Cont)

17. 81.492D - 90 NEW MONTGOMERY STREET, near Mission and Aldrich, Lot 16 in Assessor's Block 3707 - Discretionary Review of Building Permit Application No. 8201153 to construct a 15-story office building of approximately 135,500 square feet in the C-3-0 (Downtown Office) and 500-I Height and Bulk districts.

(Continued from the Regular Meeting of September 2, 1982)

18. Consideration of clarification and minor modification of the Office Housing Production Program (OHPP).

19. 82.167C - NORTHEAST CORNER OF BALBOA STREET AND THE GREAT HIGHWAY, all of Assessor's Block 1592, Ocean Beach Park Estates (Parcel 4), a portion of the former Playland-at-the-Beach site - Request for Authorization for an amendment of a PLANNED UNIT DEVELOPMENT for approximately 135 CONDOMINIUM DWELLING UNITS with 204 off-street parking spaces, which development would be an expansion of the Ocean Beach Development previously approved and now under construction on Assessor's Blocks 1595, 1692 and 1596; this expansion would require modification of standard for rear yards and site layout in C-1 (Neighborhood Shopping), RM-1 (Mixed Residential, Low Density) and RH-2 (House, Two-Family) districts and in a 40-X Height and Bulk District.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

SF
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10/14/82

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 14, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

OCT 15 1982

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:00 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters
2. Consideration of clarification and minor modification of the Office Housing Production Program (OHPP).
(Continued from the Regular Meeting of October 7, 1982)
3. 333 CALIFORNIA STREET; Review of proposed design revisions for base of office building, authorized under discretionary review powers of City Planning Commission on June 10, 1982.
4. 1800 BLOCK OF NEWHALL STREET, Silver View Terrace, review of Final Design Plans for PLANNED UNIT DEVELOPMENT authorized by the City Planning Commission on June 17, 1982.

1:30 P.M.

5. 82.195U - 2260-62 MARKET STREET, Authorization of Special Use to permit a conversion of dwelling units to COMMERCIAL OFFICE SPACE ON THE SECOND FLOOR, in the Upper Market Street West Special Use District.
(Continued from the Regular Meeting of October 7, 1982 for preparation of resolution of approval - public hearing is closed)
6. 82.473D - 506 CASTRO STREET, east side between 18th and 19th Streets, Lot 2 in Assessor's Block 2695; Consideration of Discretionary Review of Building Permit Application No. 8204637 for a financial office in a C-2 (Community Business) district in the Castro Street Special Use District.
7. 82.473D - 506 CASTRO STREET, east side between 18th and 19th Streets, Lot 2 in Assessor's Block 2695; Discretionary Review of Building Permit Application No. 8204637 for a financial office in a C-2 (Community Business) district in the Castro Street Special Use District.

2:00 P.M.

8. 81.136Q - 1856 POWELL STREET, east side between Filbert and Greenwich Streets, Lot 22D in Assessor's Block 89 - Review for consistency with Master Plan for consideration of proposed modification of Resolution No. 9035 which allowed condominium conversion of six dwelling units.
NOTE: Applicant has withdrawn request for modification.

9. 81.279Q - 3734-36 BRODERICK STREET, east side between Marina Boulevard and Jefferson Street, Lot 17 in Assessor's Block 911 - Review for consistency with Master Plan for a 4-UNIT CONDOMINIUM CONVERSION subdivision and for consideration of a proposed EXCEPTION from moderate-income price restrictions of Subdivision Code Section 1341 in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of September 23, 1982)
NOTE: Applicant has withdrawn application.

10. 82.327Q - 1435 BAY STREET, south side between Laguna and Octavia Streets, Lot 1A in Assessor's Block 471 - Review for consistency with Master Plan for a 12-UNIT CONDOMINIUM CONVERSION subdivision in an RM-1 (Mixed Residential, Low Density) district.
(Continued from the Regular Meeting of September 23, 1982)

11. 82.355Q - 2186 VALLEJO STREET, north side between Webster and Buchanan Streets, Lot 16 in Assessor's Block 556 - Review for consistency with Master Plan for a 5-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of September 23, 1982)
NOTE: City Planning Staff propose continuation to October 28, 1982.

12. 81.178C - 475 LOMBARD STREET, south side between Stockton Street and Grant Avenue, Lot 33 in Assessor's Block 77 - Request for Authorization of Conditional Use to permit SEVEN DWELLING UNITS on an RH-3 (House, Three-Family) lot of approximately 7,140 square feet when 1,000 square feet per dwelling is required.
(Continued from the Regular Meeting of September 23, 1982)

3:00 P.M.

13. 81.673EAC - Southeast corner of PACIFIC AND COLUMBUS AVENUES, The Savoy Office Project, Lot 16 in Assessor's Block 176; Appeal of the Preliminary Negative Declaration for construction of a 6-story COMMERCIAL BUILDING with 3 levels of below-grade parking for 103 cars, requiring demolition of a one-story parking garage, with 11,600 square feet of restaurant space, 10,000 square feet of retail space and 49,000 square feet of office space, in a C-2 (Community Business) district.
(Continued from the Regular Meeting of September 16, 1982)

3:00 P.M. (Cont)

14. 81.673EAC - Southeast corner of PACIFIC AND COLUMBUS AVENUES, The Savoy Office Project, Lot 16 in Assessor's Block 176; Application for a Certificate of Appropriateness for the building described above, COMMERCIAL BUILDING located in the Jackson Square Historic District, acting on the recommendation of the Landmarks Preservation Advisory Board for approval.
(Continued from the Regular Meeting of August 26, 1982)

15. 81.673EAC - Southeast corner of PACIFIC AND COLUMBUS AVENUES, The Savoy Office Project, Lot 16 in Assessor's Block 176; Request for Authorization of Conditional Use for the building described above, for (1) below-grade parking for approximately 103 cars in the Washington-Broadway Special Use District No. 1 and (2) to exceed the building bulk limitations in a 65-A Height and Bulk District.
(Continued from the Regular Meeting of September 16, 1982)

16. 82.288E - 261 VALENCIA near 14th Street, Lot 73 in Assessor's Block 3532; Appeal of Preliminary Negative Declaration for demolition of existing vacant 32-unit, 3-story apartment building for eventual construction of additional church buildings.
(Continued from the Regular Meeting of September 30, 1982)

17. 82.328E - Appeal of the Preliminary Negative Declaration for installation of overhead wiring necessary for the extention of the No. 6 Parnassus Trolley Coach from its present terminas at 14th Avenue and Quintara to the West Portal Station via 14th Avenue, Taraval Street, Lenox Way, Ulloa Street and Back to Taraval Street on Wawona.
(Continued from the Regular Meeting of September 30, 1982 for preparation of appropriate resolution - public hearing is closed)

18. 81.461E - 333 BUSH STREET; including frontage on Trinity Street, Lots 20-23, 26 and 28 in Assessor's Block 288; public hearing on draft Environmental Impact Report to construct a 38-story, 500-foot-tall building including about 521,800 square feet of office; 10,700 square feet of retail; 56 residential condominiums; 100 parking spaces and 10 loading/service spaces. Totaling 634,000 gross square feet including demolition of 5 buildings including the B-rated Financial Center Garage.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 21, 1982
ROOM 282, CITY HALL
1:00 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:00 P.M.

1. Current Matters

A. Director's Report

Consideration of a resolution urging the San Francisco Board of Supervisors to accept, from the Southern Pacific Development Company on behalf of the Department of City Planning, funds in lieu of modification of fees for environmental review to assist in environmental review of the proposed Mission Bay Project.

B. Commissioners' Questions and Matters

1:30 P.M.

2. 81.673EAC - Southeast corner of PACIFIC AND COLUMBUS AVENUES, The Savoy Office Project, Lot 16 in Assessor's Block 176; Appeal of the Preliminary Negative Declaration for construction of a 6-story COMMERCIAL BUILDING with 3 levels of below-grade parking for 103 cars, requiring demolition of a one-story parking garage, with 11,600 square feet of restaurant space, 10,000 square feet of retail space and 49,000 square feet of office space, in a C-2 (Community Business) district.

(Continued from the Regular Meeting of October 14, 1982)

NOTE: This and the following two items will be proposed for continuation to October 28, 1982.

3. 81.673EAC - Southeast corner of PACIFIC AND COLUMBUS AVENUES, The Savoy Office Project, Lot 16 in Assessor's Block 176; Application for a Certificate of Appropriateness for the building described above, COMMERCIAL BUILDING located in the Jackson Square Historic District, acting on the recommendation of the Landmarks Preservation Advisory Board for approval.

(Continued from the Regular Meeting of October 14, 1982)

4. 81.673EAC - Southeast corner of PACIFIC AND COLUMBUS AVENUES, The Savoy Office Project, Lot 16 in Assessor's Block 176; Request for Authorization of Conditional Use for the building described above for (1) below-grade parking for approximately 103 cars in the Washington-Broadway Special Use District No. 1 and (2) to exceed the building bulk limitations in a 65-A Height and Bulk District.

(Continued from the Regular Meeting of October 14, 1982)

1:30 P.M. (Cont)

5. 81.492D - 90 NEW MONTGOMERY STREET, near Mission and Aldrich, Lot 16 in Assessor's Block 3707; Discretionary Review of Building Permit Application No. 8201153 to construct a 15-story office building of approximately 135,500 square feet in the C-3-0 (Downtown Office) and 500-I Height and Bulk district.

(Continued from the Regular Meeting of October 7, 1982)
NOTE: Proposed for continuation to October 28, 1982.

6. 82.288E - 261 VALENCIA near 14th Street, Lot 73 in Assessor's Block 3532; Consideration of resolution sustaining Negative Declaration concerning demolition of 32-unit apartment building (public hearing on the Appeal of the Negative Declaration is closed).

2:00 P.M.

7. The Mayor - statement regarding Management by Objectives (MBO) performance and work program matters.

8. 82.374T - Consideration of proposed text amendment initiated by the City Planning Commission to Section 126(e)3 of the City Planning Code to extend the interim period of time for limitation on development bonuses within the C-3 (Downtown Commercial) districts from March 1, 1983 to September 1, 1983.

8. 82.389L - Consideration of the ROYAL GLOBE INSURANCE CO. at 201 SANSCHE STREET, Lot 5 in Assessor's Block 260, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

10. 82.390L - Consideration of the KOHL BUILDING at 400 MONTGOMERY STREET, Lot 9 in Assessor's Block 239, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

11. 82.388L - Consideration of the SHARON BUILDING at 39-63 NEW MONTGOMERY STREET, Lot 35 in Assessor's Block 3707, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.
NOTE: Proposed for continuation to November 18, 1982.

12. 82.391L - Consideration of the HOBART BUILDING at 582-592 MARKET STREET, Lot 6 in Assessor's Block 291, acting on the recommendation of the Landmarks Preservation advisory Board, to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

2:00 P.M. (Cont)

13. 82.447U - 2500 CLAY STREET, northwest corner at Fillmore Street, Lot 4 in Assessor's Block 611; Request for Authorization of Special Use for CONVERSION OF RESIDENTIAL UNITS (IWO) to COMMERCIAL OFFICE SPACE in a C-2 (Community Business) district in the Upper Fillmore Special Use District.

14. 82.434U - 456 CASTRO STREET, west side between Market and 18th Streets, Lot 8 in Assessor's Block 2647; Request for Authorization of Special Use for RESTAURANT EXPANSION to include seating in the rear patio in a C-2 (Community Business) district in the Castro Street Special Use District.

3:15 P.M.

15. 82.257C - 4047-49 - 20TH STREET (Liberty Terrace), south side between Sanchez and Noe Streets, Lots 84 and 85 in Assessor's Block 3604; Request for authorization of Conditional Use for TWO DWELLING UNITS (the final phase of a 11-lot subdivision authorized under the now-expired CU63.19) in an RH-1 (House, One-Family) district and the Dolores Heights Special Use District.
(Continued from the Regular Meeting of September 23, 1982)

16. 82.393C - 1335 GUERRERO STREET, east side between 25th and 26th Streets, Lot 26 in Assessor's Block 6532; Request for Authorization of Conditional Use for a RESIDENTIAL CARE FACILITY for 25 persons in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of October 7, 1982)

4:30 P.M.

17. Information Presentation, by the Southern Pacific Development Company, of its proposed Mission Bay Project, the area generally bounded by Townsend, 7th, Mariposa and 3rd Streets, a total of 195 acres.

Adjournment.

SPECIAL NOTICE: On October 28, 1982, at 1:00 p.m., the City Planning Commission will consider a change in the currently adopted rules and regulations of the Commission to permit action on projects brought before the Commission under the City Planning Code, Chapter 31 of the Administration Code and Discretionary Review Powers of the Commission by motion instead of by resolution.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY

OCTOBER 21, 1982
ROOM 282, CITY HALL
1:00 P.M.

1:00 P.M.

1. Current Matters

Director's Report

Consideration of a resolution authorizing the Director to enter into a contract with Environmental Science Associates, Inc. in an amount not to exceed \$300,000 to prepare supplemental materials for the Downtown Environmental Impact Report (EIR) and to respond to public comments following circulation of the Draft EIR.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 28, 1982
ROOM 282, CITY HALL
1:00 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

12:00 NOON - FIELD TRIP

1:00 P.M.

1. Current Matters
 - A. Director's Report
Census Report: "A few facts from the 1980 Census"
 - B. Commissioners' Questions and Matters
2. Consideration of a change in the currently adopted rules and regulations of the Commission to permit action on projects brought before the Commission under the City Planning Code, Chapter 31 of the Administration Code, the Subdivision Code and Discretionary Review Powers of the Commission by motion instead of by resolution.

1:30 P.M.

3. 82.355Q - 2186 VALLEJO STREET, North side between Webster and Buchanan Streets, Lot 16 in Assessor's Block 556; Review for Consistency with the Master Plan for a 5-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of October 14, 1982)

2:00 P.M.

4. The Mayor - Statement regarding Management by Objectives (MBO) performance and work program matters.
5. 81.632E - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Appeal of the Preliminary Negative Declaration for construction of 8 UNITS on a lot with approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of September 2, 1982)
NOTE: Proposed for continuation to November 4, 1982.

2:00 P.M. (Cont)

6. 81.632EC - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Request for Authorization of Conditional Use to permit 8 UNITS on a lot with approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of September 2, 1982)
NOTE: Proposed for continuation to November 4, 1982.

7. 81.673EAC - Southeast corner of PACIFIC AND COLUMBUS AVENUES, The Savoy Office Project, Lot 16 in Assessor's Block 176; Appeal of the Preliminary Negative Declaration for construction of a 6-story COMMERCIAL BUILDING with 3 levels of below-grade parking for 103 cars, requiring demolition of a one-story parking garage, with 11,600 square feet of restaurant space, 10,000 square feet of retail space and 49,000 square feet of office space, in a C-2 (Community Business) district.
(Continued from the Regular Meeting of October 21, 1982)

8. 81.673EAC - Southeast corner of PACIFIC AND COLUMBUS AVENUES, The Savoy Office Project, Lot 16 in Assessor's Block 176; Application for a Certificate of Appropriateness for the building described above, COMMERCIAL BUILDING located in the Jackson Square Historic District, acting on the recommendation of the Landmarks Preservation Advisory Board for approval.
(Continued from the Regular Meeting of October 28, 1982)

9. 81.673EAC - Southeast corner of PACIFIC AND COLUMBUS AVENUES, The Savoy Office Project, Lot 16 in Assessor's Block 176; Request for Authorization of Conditional Use for the building described above for (1) below-grade parking for approximately 103 cars in the Washington-Broadway Special Use District No. 1 and (2) to exceed the building bulk limitations in a 65-A Height and Bulk District.
(Continued from the Regular Meeting of October 28, 1982)

10. 81.492D - 90 NEW MONTGOMERY STREET, near Mission and Aldrich, Lot 16 in Assessor's Block 3707; Discretionary Review of Building Permit Application No. 8201153 to construct a 15-story office building of approximately 135,500 square feet in the C-3-0 (Downtown Office) and 500-I Height and Bulk district.
(Continued from the Regular Meeting of October 21, 1982)

NOTICE OF MEETING AND CALENDAR

-3-

October 28, 1982

2:30 P.M.

11. 82.264U - 3917 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 38 in Assessor's Block 6508; Request for Authorization of Special Use for a RESTAURANT EXPANSION to permit INCREASED OF OCCUPANCY from F-2 (less than 50 persons) to B-3 (more than 50 persons), including ADDITION of a deck in the rear of the building and accessory office space to restaurant on second floor in an RC-1 (Residential-Commercial Combined, Low Density) district in the 24th Street/Noe Valley Special Use District.

(Continued from the Regular Meeting of October 7, 1982)

NOTE: Proposed for continuation to November 18, 1982.

3:00 P.M.

12. 82.481ET - Consideration of text amendment to City Planning Code Section 127(b) to provide that a lot in the C-3-0 district occupied by a designated City landmark is deemed to be adjacent to any lot which would abut such landmark lot along a side or rear lot line if the landmark lot and the transferee lot were not separated solely by a street, thereby increasing the opportunity to transfer permitted basic gross floor area (development rights).

13. 82.363L - Consideration of the FEDERAL RESERVE BANK BUILDING at 400 SANSOME STREET, Lot 3 in Assessor's Block 229, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the designation of the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

(Continued from the Regular Meeting of September 23, 1982)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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11-4-82

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 4, 1982
ROOM 282, CITY HALL
1:00 P.M.

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

12:00 NOON - FIELD TRIP

1:00 P.M.

1. Current Matters

A. Director's Report

Consideration of a resolution urging the San Francisco Board of Supervisors to accept, from the Southern Pacific Development Company on behalf of the Department of City Planning, funds in lieu of modification of fees for environmental review to assist in environmental review of the proposed Mission Bay Project.

B. Commissioners' Questions and Matters

2. 81.403ED - 814-828 STOCKTON STREET, between Sacramento and Clay Streets, and abutting Hang Ah Alley, and Pagoda Place, Lot 14 in Assessor's Block 225; Discretionary Review of Building Permit Application No. 8207774-S in the Downtown Interim Special Review Area to construct a 12-STORY BUILDING containing 29 residential condominiums, 3,470 square feet of office space, 3,260 square feet of retail space in the C-3-G (Downtown General Commercial) district and 160-F Height and Bulk District.

(Continued from the Regular Meeting of September 30, 1982)

1:30 P.M.

3. 81.195EC - Consideration of Certification of the Final Environmental Impact Report for 388 MARKET STREET, the block bounded by Market, Pine and Front Streets, Lots 1 and 2 in Assessor's Block 265 for : BONUS FLOOR AREA of up to 85,900 square feet, to be utilized for residential use only and EXCEPTIONS TO THE BULK LIMITS as part of a mixed use residential, retail and office project of 26 stories in height, seven floors of which would be residential, in a C-3-0 (Downtown Office) and 600-I Height and Bulk District.

1:30 P.M. (Cont)

4. 81.195EC - 388 MARKET STREET, the block bounded by Market, Pine and Front Streets, Lots 1 and 2 in Assessor's Block 265 - Request for Authorization of Conditional Use for BONUS FLOOR AREA of up to 85,900 square feet, to be utilized for residential use only and EXCEPTIONS TO THE BULK LIMITS as part of a mixed use residential, retail and office project of 26 stories in height, seven floors of which would be residential, in a C-3-0 (Downtown Office) and 600-I Height and Bulk District.

(Continued from the Regular Meeting of October 7, 1982)

5. 81.673EAC - Southeast corner of PACIFIC AND COLUMBUS AVENUES, The Savoy Office Project, Lot 16 in Assessor's Block 176; Application for a Certificate of Appropriateness for construction of a 6-story COMMERCIAL BUILDING with 3 levels of below-grade parking for 103 cars, requiring demolition of a one-story parking garage, with 11,600 square feet of restaurant space, 10,000 square feet of retail space and 49,000 square feet of office space, in a C-2 (Community Business) district.

(Continued from the Regular Meeting of October 28, 1982)

6. 81.673EAC - Southeast corner of PACIFIC AND COLUMBUS AVENUES, The Savoy Office Project, Lot 16 in Assessor's Block 176; Request for Authorization of Conditional Use for the building described above for (1) below-grade parking for approximately 103 cars in the Washington-Broadway Special Use District No. 1 and (2) to exceed the building bulk limitations in a 65-A Height and Bulk District.

(Continued from the Regular Meeting of October 28, 1982)

7. 81.632E - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Appeal of the Preliminary Negative Declaration for construction of 8 UNITS on a lot with approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.

(Continued from the Regular Meeting of October 28, 1982)

NOTE: Proposed for continuation.

8. 81.632EC - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Request for Authorization of Conditional Use to permit 8 UNITS on a lot approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.

(Continued from the Regular Meeting of October 28, 1982)

NOTE: Proposed for Continuation.

November 4, 1982

2:00 P.M.

9. 82.196VE - 1-5 BEAVER STREET at Noe, Lots 8, 8A in Assessor's Block 3561; Appeal of the Preliminary Negative Declaration for resubdivision of former Lot 8 into Lots 8 and 8A, Construction on Lot 8 of a 4-story building consisting of three dwelling units above 1,200 square feet of commercial space and three parking spaces, requiring a variance.

10. 82.444C - 102 GUERRERO STREET, southwest corner at Duboce Avenue, Lot 68 in Assessor's Block 3534 - Request for Authorization of Conditional Use for a RESIDENTIAL CARE FACILITY FOR 10 PERSONS (expansion of existing Catholic Youth Organization transition group home for six youths) in an RH-3 (House, Three-Family) district.

11. 82.450C - 719 SCOTT STREET, west side between Fulton and Grove Streets, Lot 1 in Assessor's Block 1181 - Request for Authorization of Conditional Use for a BED AND BREAKFAST INN WITH FIVE GUEST ROOMS in an RH-3 (House, Three-Family) district.
NOTE: Proposed for continuation to December 2, 1982.

12. 82.455C - 658-666 SHOIWELL STREET, west side between 20th and 21st Streets, Lot 62 in Assessor's Block 3611 - Request for Authorization of Conditional Use for expansion of a RESIDENTIAL CARE FACILITY to allow 19 residents in an RH-3 (House, Three-Family) district.

13. 82.401CE - 644 BROADWAY, north side between Stockton Street and Columbus Avenue, Lot 6 in Assessor's Block 146 - Request for Authorization of Conditional Use to permit COMMERCIAL USES ABOVE THE GROUND FLOOR (Commercial-Office-World Theater Building) in a C-2 (Community Business) district, initiated for a RC-2, 3 or 4 (Residential-Commercial Combined, Moderate, Medium or High Density) district.

14. 82.492C - 399 BUENA VISTA AVENUE EAST, southeast side between Park Hill Avenue and Upper Terrace, Lots 23 and 99 in Assessor's Block 2607 - Request for Authorization of Conditional Use to allow MODIFICATIONS to a previously authorized PLANNED UNIT DEVELOPMENT to include up to 20 additional residents in a residential care facility, group housing for up to ten persons, up to ten hotel guest rooms and up to 1,000 square feet of related office/work space in an RH-2 (House, Two-Family) district.

15. 81.471Z - 1-45 MASONIC AVENUE and 2701-2725 GEARY BOULEVARD, southwest corner of Geary Boulevard and Masonic Avenue and adjoining lots, Lots 1 through 6 and 36 in Assessor's Block 1092; Request for Reclassification of property from a C-2 (Community Business) and an RH-3 (House, Three-Family) district to an RC-3 (Residential-Commercial Combined, Medium Density) district.
(Continued from the Regular Meeting of August 5, 1982)

2:00 P.M. (Cont)

16. EE81.11 - 25TH STREET and CLIPPER STREET at Homestead Street, Lots 16, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; Appeal of the Preliminary Negative Declaration to construct on vacant lot 33 dwelling units in 8 buildings with 43 parking spaces in common garage under 3 of the buildings with access from 24th Street and from Clipper Streets, requiring conditional use authorization.

(Continued from the Regular Meeting of October 7, 1982)

NOTE: Proposed for continuation to December 2, 1982.

17. 82.44R - 25TH and CLIPPER STREETS at Homestead Street, Lot 17 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; proposed sale of property, in a P (Public Use) district.

(Continued from the Regular Meeting of October 7, 1982)

NOTE: Proposed for continuation to December 2, 1982.

18. CU81.4 - South side of 25TH STREET, Clipper Street at Homestead Street, Lots 16, 17, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; Request for Authorization of a Conditional Use for a PLANNED UNIT DEVELOPMENT, with modification to density, open space and off-street parking provisions otherwise applicable to the subject spaces in an RH-2 (House, Two-Family) and 40-X Height and Bulk district. A five-foot wide strip of land adjoining the Clipper Street property line and presently owned by the City may be a part of the development.

(Continued from the Regular Meeting of October 7, 1982)

NOTE: Proposed for continuation to December 2, 1982.

19. North side of CLIPPER STREET, Lot 17 in Assessor's Block 6543; Consideration of a resolution to initiate reclassification from P (Public Use) district to RH-2 (Residential House, Two-Family) district.

(Continued from the Regular Meeting of October 7, 1982)

NOTE: Proposed for continuation to December 2, 1982.

3:30 P.M.

20. 82.91CE - 750 BUSH STREET, north side between Powell and Mason Streets, Lot 7 in Assessor's Block 273 - Request for Authorization of Conditional Use for a STRUCTURE OVER 40 FEET (16 stories) and for 60 dwelling units with 60 OFF-STREET PARKING SPACES where more than 23 spaces would require Conditional Use Authorization in an RC-4 (Residential-Commercial Combined, High Density) district and a 160-F Height and Bulk District.

(Continued from the Regular Meeting of September 23, 1982)

3:30 P.M. (Cont)

21. Reconsideration of Resolution No. 9501 certifying completion of Environmental Impact Report for 90 NEW MONTGOMERY PROJECT.

22. 81.492D - 90 NEW MONTGOMERY STREET, near Mission and Aldrich, Lot 16 in Assessor's Block 3707; Discretionary Review of Building Permit Application No. 8201153 to construct a 15-story office building of approximately 135,500 square feet in the C-3-0 (Downtown Office) and 500-I Height and Bulk district.

(Continued from the Regular Meeting of October 28, 1982.

4:00 P.M.

23. 81.178C - 475 LOMBARD STREET, south side between Stockton Street and Grant Avenue, Lot 33 in Assessor's Block 77 - Request for Authorization of Conditional Use to permit SEVEN DWELLING UNITS on an RH-3 (House, Three-Family) lot of approximately 7,140 square feet when 1,000 square feet per dwelling is required.

(Continued from the Regular Meeting of October 14, 1982)

5:00 P.M.

24. 81.705E - 580 CALIFORNIA STREET near Kearny, Lot 7 in Assessor's Block 240; Public hearing on the draft Environmental Impact Report to construct 23-story (320 feet) office and retail building providing approximately 340,000 gross square feet (329,500 gross square feet of office), requiring demolition of existing structure, providing 35 off-street parking spaces.

Adjournment.

NOTE: For Information related to Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
WEDNESDAY
NOVEMBER 10, 1982
LURIE ROOM
MAIN LIBRARY
12:00 NOON

ROLL CALL: Commissioners Bieman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

11:30 A.M.

EXECUTIVE SESSION - To confer with Council on Pending Litigation
(At 450 McAllister Street)

12:00 NOON

1. 222 KEARNY STREET at Sutter Street; design development proposals for a 19-story, 270,000 square-foot office building adjacent to proposed landmark buildings.
2. 130 BATTERY STREET, east side between California and Pine Street; proposed 7-story, 41,000 square-foot office building in a C-3-0, 600-I Height and Bulk district.
3. 81.673EAC - Southeast corner of PACIFIC AND COLUMBUS AVENUES, The Savoy Office Project, Lot 16 in Assessor's Block 176; Application for a Certificate of Appropriateness for construction of a 6-story COMMERCIAL BUILDING with 3 levels of below-grade parking for 103 cars, requiring demolition of a one-story parking garage, with 11,600 square feet of restaurant space, 10,000 square feet of retail space and 49,000 square feet of office space, in a C-2 (Community Business) district.
(Continued from the Regular Meeting of November 4, 1982)
4. 81.673EAC - Southeast corner of PACIFIC AND COLUMBUS AVENUES, The Savoy Office Project, Lot 16 in Assessor's Block 176; Request for Authorization of Conditional Use for the building described above for (1) below-grade parking for approximately 103 cars in the Washington-Broadway Special Use District No. 1 and (2) to exceed the building bulk limitations in a 65-A Height and Bulk district.
(Continued from the Regular Meeting of November 4, 1982)

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November 10, 1982

12:00 NOON (Cont)

5. Amending findings contained in Resolutions adopted previously by the City Planning Commission approving building projects for the following sites:
 - a) 1000-1010 MONTGOMERY STREET; Lot 9 in Assessor's Block 143
 - b) 1300 SACRAMENTO, Lot 8 in Assessor's Block 220
 - c) 201 SPEAR STREET, Lots 16, 17 and 26 in Assessor's Block 3741
 - d) 135 MAIN STREET; Lots 12 and 13 in Assessor's Block 3717
 - e) POST AND KEARNY STREET (San Francisco Federal); Lots 7, 8, 9, 10 and 11 in Assessor's Block 311
 - f) MONTGOMERY AND CLAY STREETS (Bank of Canton Headquarters); Lots 1, 2, 3, 4, 29, 46 and 47 in Assessor's Block 227
 - g) 499 MARKET STREET (Central Plaza); Lots 11 and 12 in Assessor's Block 3709
 - h) 333 CALIFORNIA STREET; Lots 2, 6, 10A and 13 and portion of 1 in Assessor's Block 261
 - i) 2ND AND FOLSOM STREETS (Marathon Building); Lots 25 and 51 in Assessor's Block 3749
 - j) 250 MONTGOMERY, Lots 17, 18 and 19 in Assessor's Block 268
6. 115-135 MAIN STREET; Lots 12 and 13 in Assessor's Block 3717
 - a) Certification of Supplemental Environmental Impact Report concerning construction of a 22-story office building.
 - b) Reconsideration of Resolution previously adopted by the City Planning Commission approving construction of said office building.
7. 82.401CE - 644 BROADWAY, north side between Stockton Street and Columbus Avenue, Lot 6 in Assessor's Block 146 - Request for Authorization of Conditional Use to permit COMMERCIAL USES ABOVE THE GROUND FLOOR (Commercial-Office-World Theater Building) in a C-2 (Community Business) district, initiated for a RC-2, 3 or 4 (Residential-Commercial Combined, Moderate, Medium or High Density) district.
(Continued from the Regular Meeting of November 4, 1982)

NOTE: Adjournment no later than 3:00 P.M.

NOTE: For Information related to Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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11/18/82

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 18, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:00 P.M.

1. Current Matters

A. Director's Report

1. Resolution authorizing the Director of Planning, on behalf of the Transportation Policy Group, to seek, accept and expend funds from the Metropolitan Commission to undertake Downtown Brokerage Program.

B. Commissioners' Questions and Matters

2. Amending findings contained in Resolution adopted previously by the City Planning Commission approving a building project for the following site: POST AND KEARNY STREETS (San Francisco Federal); Lots 7, 8, 9, 10 and 11 in Assessor's Block 311.

(Continued from the Special Meeting of November 10, 1982)

NOTE: Proposed for continuation to November 30, 1982.

3. 82.401CE - 644 BROADWAY, north side between Stockton Street and Columbus Avenue, Lot 6 in Assessor's Block 146 - Request for Authorization of Conditional Use to permit COMMERCIAL USES ABOVE THE GROUND FLOOR (Commercial-Office-World Theater Building) in a C-2 (Community Business) district, initiated for a RC-2, 3 or 4 (Residential-Commercial Combined, Moderate, Medium or High Density) district.

(Continued from the Special Meeting of November 10, 1982)

1:30 P.M.

4. 81.195EC - Consideration of Certification of the Final Environmental Impact Report for 388 MARKET STREET, the block bounded by Market, Pine and Front Streets, Lots 1 and 2 in Assessor's Block 265 for BONUS FLOOR AREA of up to 85,900 square feet, to be utilized for residential use only and EXCEPTIONS TO THE BULK LIMITS as part of a mixed use residential, retail and office project, of 26 stories in height, seven floors of which would be residential, in a C-3-0 (Downtown Office) and 600-I Height and Bulk District.

(Continued from the Regular Meeting of November 4, 1982)

1:30 P.M. (Cont)

5. 81.195EC - 388 MARKET STREET, the block bounded by Market, Pine and Front Streets, Lots 1 and 2 in Assessor's Block 265 - Request for Authorization of Conditional Use for BONUS FLOOR AREA of up to 85,900 square feet, to be utilized for residential use only and EXCEPTIONS TO THE BULK LIMITS as part of a mixed use residential, retail and office project of 26 stories in height, seven floors of which would be residential, in a C-3-0 (Downtown Office) and 600-I Height and Bulk District.

(Continued from the Regular Meeting of November 4, 1982)

6. 81.471Z - 1-45 MASONIC AVENUE and 2701-2725 GEARY BOULEVARD, southwest corner of Geary Boulevard and Masonic Avenue and adjoining lots, Lots 1 through 6 and 36 in Assessor's Block 1092; Request for Reclassification of property from a C-2 (Community Business) and an RH-3 (House, Three-Family) district to an RC-3 (Residential-Commercial Combined, Medium Density) district.

(Continued from the Regular Meeting of November 4, 1982)

7. 81.178C - 475 LOMBARD STREET, south side between Stockton Street and Grant Avenue, Lot 33 in Assessor's Block 77 - Request for Authorization of Conditional Use to permit SEVEN DWELLING UNITS on an RH-3 (House, Three-Family) lot of approximately 7,140 square feet when 1,000 square feet per dwelling is required.

(Continued from the Regular Meeting of November 4, 1982)

8. 82.196VE - 1-5 BEAVER STREET at Noe, Lots 8, 8A in Assessor's Block 3561; Appeal of the Preliminary Negative Declaration for resubdivision of former Lot 8 into Lots 8 and 8A, construction on Lot 8 of a 4-story building consisting of three dwelling units above 1,200 square feet of commercial space and three parking spaces, requiring a variance.

(Continued from the Regular Meeting of November 4, 1982)

9. 81.632E - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Appeal of the Preliminary Negative Declaration for construction of 8 UNITS on a lot with approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.

(Continued from the Regular Meeting of November 4, 1982)
NOTE: Proposed for continuation to a later date.

10. 81.632EC - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Request for Authorization of Conditional Use to permit 8 UNITS on a lot approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.

(Continued from the Regular Meeting of November 4, 1982)
NOTE: Proposed for continuation to a later date.

1:30 P.M. (Cont)

II. 800 Block of STOCKTON STREET, 800 Block of SACRAMENTO STREET in vicinity of Chinese Playground; Consideration of Resolution of Intention to Reclassify existing 160-D and 160-F Height and Bulk Districts to 60-A.

12. 81.403ED - 814-828 STOCKTON STREET, between Sacramento and Clay Streets, and abutting Hang Ah Alley, and Pagoda Place, Lot 14 in Assessor's Block 225; Discretionary Review of Building Permit Application No. 8207774-S in the Downtown Interim Special Review Area to construct a 12-story building containing 29 residential condominiums, 3,460 square feet of office space, 3,260 square feet of retail space in the C-3-G (Downtown General Commercial) district and 160-F Height and Bulk District.

(Continued from the Regular Meeting of November 4, 1982)

13. 82.452D - 745-747 - 38TH AVENUE, west side between Balboa and Cabrillo Streets, Lot 10 in Assessor's Block 1606; Consideration of Discretionary Review of Building Permit Application No. 8205669 proposing a 4-story, two-unit building in an RH-2 (House, Two-Family) district.

14. 82.452D - 745-747 - 38TH AVENUE, west side between Balboa and Cabrillo Streets, Lot 10 in Assessor's Block 1606; Discretionary Review of Building Permit Application No. 8205669 proposing a 4-story, two-unit building in an RH-2 (House, Two-Family) district.

15. 82.135DE - 245 ONONDAGE AVENUE, southside between Otsego Street and Ocean Avenue, Lot 31 in Assessor's Block 6951; Consideration of Discretionary Review of Building Permit Application No. 8202120 for construction of an ICE-CREAM PARLOR and FAST-FOOD RESTAURANT with seating for 112 persons in a C-2 (Community Business) district.

16. 82.135DE - 245 ONONDAGE AVENUE; Discretionary Review of Building Permit Application No. 8202120.

2:00 P.M.

17. 82.449CE - 655 BROTHERHOOD WAY, south side between Lake Merced and Junipero Serra Boulevards, Lot 23 and portion of Lot 24 in Assessor's Block 7380; Request for Authorization of Conditional Use for a planned unit development for CHILD CARE FACILITY AND ELEMENTARY SCHOOL with minor encroachments into required side yard and required side yard of adjoining Temple Beth Israel Judea in an RH-1(D) (House, One-Family Detached Dwellings) district.

18. 82.279Q - 3734-36 BRODERICK STREET, east side between Marina Boulevard and Jefferson Street, Lot 16 in Assessor's Block 911 - Review for Consistency with Master Plan for a 4-UNIT CONDOMINIUM CONVERSION subdivision and for consideration of a proposed EXCEPTION from moderate-income price restrictions of Subdivision Code Section 1341 in an RH-2 (House, Two-Family) district.

2:00 P.M. (Cont)

19. 82.321Q - 1336-38 SHRADER STREET, east side between Alma Street and Rivoli Avenue, Lot 16 in Assessor's Block 1284 - Review for consistency with Master Plan for a 2-UNIT CONDOMINIUM CONVERSION subdivision and for consideration of a proposed EXCEPTION from moderate-income price restrictions of Subdivision Code Section 1341 in an RH-2 (House, Two-Family) district.
NOTE: Proposed for continuation to December 9, 1982.

20. 82.388L - Consideration of the SHARON BUILDING at 39-63 NEW MONTGOMERY STREET, Lot 35 in Assessor's Block 3707, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.
(Continued from the Regular Meeting of October 21, 1982)

21. 82.391L - Consideration of the HOBART BUILDING at 582-592 MARKET STREET, Lot 7 in Assessor's Block 291, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.
(Continued from the Regular Meeting of October 21, 1982)

22. 82.234EVA - BELT LINE RAILROAD ROUNDHOUSE and SANDHOUSE (City Landmark #114), block bounded by Sansome Street, Lombard Street and The Embarcadero; Lot 1 in Assessor's Block 58; Appeal of the Preliminary Negative Declaration for the proposed rehabilitation of the above project, to contain about 19,300 square feet of office space and 1,400 square feet of retail space, respectively and construction of a new 4-story, 27,300 square feet office/retail building; for a total of 48,000 square feet of development.

23. 82.234EVA - BELT LINE RAILROAD ROUNDHOUSE and SANDHOUSE (City Landmark #114), block bounded by Sansome Street, Lombard Street and the Embarcadero; Lot 1 in Assessor's Block 58; Consideration of CERTIFICATE OF APPROPRIATENESS for alteration and new construction of a 4-STORY OFFICE BUILDING, acting on the recommendation of the Landmarks Preservation Advisory Board for approval.

24. 82.264U - 3917 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 38 in Assessor's Block 6508; Request for Authorization of Special Use for a RESTAURANT EXPANSION to permit INCREASE OF OCCUPANCY from F-2 (less than 50 persons) to B-3 (more than 50 persons), including ADDITION of a deck in the rear of the building and accessory office space to restaurant on second floor in an RC-1 (Residential-Commercial Combined, Low Density) district in the 24th Street/Noe Valley Special Use District.
(Continued from the Regular Meeting of October 28, 1982)
NOTE: Proposed for continuation to December 9, 1982.

2:00 P.M. (Cont)

25. 82.380U - 1748 HAIGHT STREET, northwest corner at Cole Street, Lot 7 in Assessor's Block 1229, in a C-2 (Community Business) district in the Haight Street Special Use District - MODIFICATION of Resolution No. 8507 authorizing a PLACE OF ENTERTAINMENT for the "I" Beam to reflect the intent of said authorization to permit continuance of the "I" Beam at its current level of authorization. The proposed modification would change Condition 3 of said resolution to read: "Noise from this place of entertainment shall not constitute a public nuisance. Noise not exceeding the sound pressure level of the current operation measured by a licensed acoustical consultant on September 6, 1982 on file as Exhibit A and within standards set by applicable City Noise ordinances shall be deemed in compliance with this condition".

26. 82.487U - 444-48 CASTRO STREET, west side between Market and 18th Streets, Lot 6 in Assessor's Block 2647 - Request for Authorization of Special Use for a FINANCIAL OFFICE (relocation of an existing savings and loan office) in a C-2 (Community Business) district in the Castro Street Special Use District.

NOTE: Proposed for continuation to December 9, 1982.

3:00 P.M.

27. 82.167C - NORTHEAST CORNER OF BALBOA STREET AND THE GREAT HIGHWAY, all of Assessor's Block 1592, Ocean Beach Park Estates (Parcel 4), a portion of the former Playland-at-the-Beach site - Request for Authorization for an amendment of a PLANNED UNIT DEVELOPMENT for approximately 135 CONDOMINIUM DWELLING UNITS with 204 off-street parking spaces, which development would be an expansion of the Ocean Beach Development previously approved and now under construction on Assessor's Block 1595, 1692 and 1596; this expansion would require modification of standard for rear yards and site layout in C-1 (Neighborhood Shopping), RM-1 (Mixed Residential, Low Density) and RH-2 (House, Two-Family) districts and in a 40-X Height and Bulk District.

(Continued from the Regular Meeting of October 7, 1982)

4:00 P.M.

28. 82.394I - SAINT MARY'S HOSPITAL, 450 STANYAN STREET, east side between Hayes and Fulton Streets; Lots 19, 20, 29A, 36 and 37 in Assessor's Block 1191 and Lots 11, 11A and 14 in Assessor's Block 1213; Public hearing on this Institutional Master Plan for the above; partly in an RH-3 (House, Three-Family) district and partly in an RM-2 (Mixed Residential, Moderate Density) district; applicable height and bulk districts are 65-A, 80-D, 80-E and 130-E.

NOTE: Proposed for continuation to December 9, 1982)

4:00 P.M. (Cont)

29. 81.492D - 90 NEW MONTGOMERY STREET, near Mission and Aldrich, Lot 16 in Assessor's Block 3707; Discretionary Review of Building Permit Application No. 8201153 to construct a 15-story office building of approximately 135,500 square feet in the C-3-0 (Downtown Office) and 500-I Height and Bulk district.

(Continued from the Regular Meeting of October 28, 1982)

30. 82.173RE - 15 locations throughout the City - Review of Consistency with the Master Plan for use of sidewalk space for construction of MUNI Operators' toilets at the following locations: 1. Bay & Taylor, 2. Van Ness & North Point, 3. Chestnut & Fillmore, 4. Lyon & Greenwich, 5. Jackson & Fillmore, 6. 6th & California, 7. 33rd & Geary, 8. Stanyan & Waller, 9. 46th & Noriega, 10. 46th & Wawona, 11. Mission & Geneva, 12. Arleta & Bayshore, 13. Third & Palou, 14. 30th & Church, 15. Cortland & Bayshore.

31. 81.493ED - 71 STEVENS STREET near Ecker, Lots 28, 29 in Assessor's Block 3708; Public hearing on the draft Environmental Impact Report to construct a 24-story building containing approximately 365,000 gross square feet and 35 parking spaces, requiring demolition of two buildings.

5:00 P.M.

32. EE81.63 - FERRY BUILDING COMPLEX: the Ferry Building, Agriculture Building and Pier 1; public hearing on the draft Environmental Impact Report to rehabilitate Ferry and Agriculture Buildings and Pier 1 bulkhead and construct new 3-story building on Pier 1 after demolition of pier shed, totalling 308,000 square-foot office; 66,000 square feet retail; and 49,000 square-foot restaurant, with public space including 60,400 square-foot in buildings and 4 acres exterior space, as follows"

- (a) Ferry Building: 147,000 square-foot office; 66,000 square feet retail; 33,000 square-foot restaurant; including a Bay side addition to the building, including 7,000 square feet on piles and a new partial 4th floor within existing building.
- (b) Agriculture Building: 12,000 square-foot ground floor food hall 35,100 square-foot World Trade Club, second and third floor; including Bay side addition to building of 5,000 square feet on piles and new partial third floor within existing building.
- (c) Pier 1: 375 parking space mechanical garage in bulkhead; demolition of pier shed and construction of 3-story building with 161,000 square-foot office; 4,000 square-foot restaurant.

Adjournment.

NOTE: No later than 6:30 P.M., the Commission will recess for approximately one (1) hour and reconvene to conclude consideration of matters scheduled for this meeting.

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 18, 1982
ROOM 282, CITY HALL
1:00 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:00 P.M.

1. Current Matters

A. Director's Report

2. Consideration of a Resolution urging the San Francisco Board of Supervisors to accept, from the Southern Pacific Development Company on behalf of the Department of City Planning, funds in lieu of modification of fees for environmental review to assist in environmental review of the proposed Mission Bay Project.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
TUESDAY
NOVEMBER 30, 1982
ROOM 282, CITY HALL
2:00 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

2:00 P.M.

1. 81.471Z - 1-45 MASONIC AVENUE and 2701-2725 GEARY BOULEVARD, southwest corner of Geary Boulevard and Masonic Avenue and adjoining lots, Lots 1 through 6 and 36 in Assessor's Block 1092; Request for Reclassification of property from a C-2 (Community Business) and an RH-3 (House, Three-Family) district to an RC-3 (Residential-Commercial Combined, Medium Density) district.
(Continued from the Regular Meeting of November 18, 1982)

2. Amending findings contained in Resolutions adopted previously by the City Planning Commission approving building projects for the following sites:

- a. 201 SPEAR STREET, Lots 16, 17 and 26 in Assessor's Block 3741
(Continued from the Special Meeting of November 10, 1982)
- b. POST AND KEARNY STREET (San Francisco Federal); Lots 7, 8, 9, 10 and 11 in Assessor's Block 311
(Continued from the Regular Meeting of November 18, 1982)
- c. 499 MARKET STREET (Central Plaza); Lots 11 and 12 in Assessor's Block 3709
(Continued from the Special Meeting of November 10, 1982)
- d. 333 CALIFORNIA STREET; Lots 2, 6, 10A and 13 and portion of 1 in Assessor's Block 261
(Continued from the Special Meeting of November 10, 1982)
- e. 2ND AND FOLSOM STREET (Marathon Building); Lots 25 and 51 in Assessor's Block 3749
(Continued from the Special Meeting of November 10, 1982)

3. 115-135 MAIN STREET; Lots 12 and 13 in Assessor's Block 3717
(Continued from the Special Meeting of November 10, 1982)
- a. Certification of Supplemental Environmental Impact Report concerning construction of a 22-story office building.
(Continued from the Special Meeting of November 10, 1982)
- b. Reconsideration of Resolution previously adopted by the City Planning Commission approving construction of said office building.
(Continued from the Special Meeting of November 10, 1982)

Adjournment.

NOTE: For Information related to Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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NOTICE OF MEETING
AND CALENDAR
OF THE

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY

DECEMBER 2, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

DEC 2 1982

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PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

12:00 P.M. - FIELD TRIP

1:00 P.M.

1. Current Matters

A. Director's Report

1. Resolution authorizing the Director of Planning to apply for, accept, and expend funds from the Economic Development Administration to continue the present economic development activities.
2. Extension of time for performance for one additional year through December 11, 1983 for 185 Berry Street-China Basin Project, previously authorized under Resolution No. 8991.

B. Commissioners' Questions and Matters

2. Informational Presentation by the California Department of Transportation (Caltrans) on the proposed Southern Pacific Commuter Rail Extension to the Ferry Building.

2:00 P.M.

3. 82.35E - Joint Meeting with the San Francisco Redevelopment Agency on Certification of the Second Supplement Yerba Buena Center Final Environmental Impact Report. This Second Supplement updates the environmental analysis contained in the 1978 YBC FEIR and the 1981 First Supplement and analyzes the environmental effects of development in the entire YBC Redevelopment area, roughly bounded by Market, Third, Harrison and Fourth Streets, including portions of the blocks east of Third and west of Fourth Streets.

4. EE81.11 - 25TH STREET and CLIPPER STREET at Homestead Street, Lots 16, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; Appeal of the Preliminary Negative Declaration to construct on vacant lot 33 dwelling units in 8 buildings with 43 parking spaces in common garage under 3 of the buildings with access from 24th Street and from Clipper Street, requiring conditional use authorization. (Continued from the Regular Meeting of November 4, 1982)
NOTE: Proposed for continuation to January 6, 1983.

1:45 P.M. (Cont)

5. 82.44R - 25TH AND CLIPPER STREET at Homestead Street, Lot 17 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; proposed sale of property, in a P (Public Use) district.

(Continued from the Regular Meeting of November 4, 1982)
NOTE: Proposed for continuation to January 6, 1983.

6. CU81.4 - South side of 25TH STREET, Clipper Street at Homestead Street, Lots 16, 17, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; Request for Authorization of a Conditional Use for a PLANNED UNIT DEVELOPMENT, with modification to density, open space and off-street parking provisions otherwise applicable to the subject site for approximately 33 dwelling units and 43 off-street parking spaces in an RH-2 (House, Two-Family) and 40-X Height and Bulk district. A five-foot wide strip of land adjoining the Clipper Street property line and presently owned by the City may be a part of the development.

(Continued from the Regular Meeting of November 4, 1982)
NOTE: Proposed for continuation to January 6, 1983.

7. North side of CLIPPER STREET, Lot 17 in Assessor's Block 6543; Consideration of a resolution to initiate reclassification from P (Public Use) district to RH-2 (Residential House, Two-Family) district.

(Continued from the Regular Meeting of November 4, 1982)
NOTE: Proposed for continuation to January 6, 1983.

8. 82.196VE - 1-5 BEAVER STREET at Noe, Lots 8, 8A in Assessor's Block 3561; Appeal of the Preliminary Negative Declaration for resubdivision of former Lot 8 into Lots 8 and 8A, construction on Lot 8 of a 4-story building consisting of three dwelling units above 1,200 square feet of commercial space and three parking spaces, requiring a variance.

(Continued from the Regular Meeting of November 4, 1982)
NOTE: Proposed for continuation to January 6, 1983)

9. 82.173RD - 15 locations throughout the City - Review of Consistency with the Master Plan for use of sidewalk space for construction of MUNI Operators' toilets at the following locations: 1. Bay & Taylor, 2. Van Ness & North Point, 3. Chestnut & Fillmore, 4. Lyon & Greenwich, 5. Jackson & Fillmore, 6. 6th & California, 7. 33rd & Geary, 8. Stanyan & Waller, 9. 46th & Noriega, 10. 46th & Wawona, 11. Mission & Geneva, 12. Arleta & Bayshore, 13. Third & Palou, 14. 30th & Church, 15. Cortland & Bayshore.

NOTE: Proposed for continuation to January 6, 1983.

2:00 P.M.

The Following cases were officially advertised at 2:00 p.m. and 2:30 p.m., however, it is expected that Items 2 and 3 will not be completed until 3:00 p.m. The hearing on Items 10 through 20 will not commence until 3:00 p.m. or after.

10. 82.546ZC - 2155 MISSION STREET, east side between 17th and 18th Streets, westerly half of Lot 36 in Assessor's Block 3575 - Request for reclassification from a C-2 (Community Business) to a C-M (Heavy Commercial) district.
11. 82.546ZC - 2155 MISSION and 266 CAPP STREET, a through lot between 17th and 18th Streets, Lot 36 in Assessor's Block 3575 - Request for authorization of conditional use to permit 38 DWELLING UNITS in a C-2 (Community Business) and C-M (Heavy Commercial) district proposed for reclassification to a C-M district in its entirety.
12. 82.516C - 207 SKYLINE BOULEVARD, north side between Zoo Road and the Great Highway, Lot 1 in Assessor's Block 7283 - Request for authorization of conditional use to permit an ADDITION TO A COMMUNITY FACILITY (Recreation Center for the Handicapped) in a P (Public Use) district.
13. 82.491C - 558 CAPP STREET, west side between 20th and 21st Streets, Lot 38 in Assessor's Block 3610 - Request for authorization of conditional use for an existing COMMUNITY FACILITY (Capp Street Foundation) in an RM-1 (Mixed Residential, Low Density) district.
14. 82.500CV - 380 - 21ST AVENUE, east side between Geary Boulevard and Clement Street, Lot 24 in Assessor's Block 1452 - Request for authorization of conditional use to permit EXPANSION OF CHILD CARE FACILITY in an RM-1 (Mixed Residential, Low Density) district.
15. 82.236EC - 1083 CLAY STREET, south side, east of Mason Street, Lot 14 in Assessor's Block 223 - Request for authorization of conditional use to permit a STRUCTURE OVER 40 FEET IN HEIGHT (approximately 65 feet high) in an RM-3 (Mixed Residential, Medium Density) district.
16. 82.499C - PIER 39, Lot 39 in Assessor's Block 990 - Request for authorization of conditional use for (1) removal of existing floating tire breakwater and construction of a permanent concrete breakwater (2) reconfiguration of the East Marina to provide for the addition of approximately 38 new slips, and (3) addition to the East park area and Bay access from Pier 37 to Pier 35 in a C-2 (Community Business) district and the Northern Waterfront Special Use District #1.
NOTE: Proposed for indefinite continuation.

2:00 P.M. (Cont)

17. 82.531C - 1177 CALIFORNIA STREET, southeast corner at Jones Street (Gramercy Towers) all of Assessor's Block 253A - Request for authorization of conditional use to permit LIVE ENTERTAINMENT in an existing cocktail lounge in an RM-4 (Mixed Residential, High Density) district and in the Nob Hill Special Use District.

18. 81.175EDA - 466 BUSH STREET, Designated landmark No. 143, Fire Department Old Station No. 2 at 466 Bush Street, Lot 33 in Assessor's Block 270 - Application for an amendment to an approved Certificate of Appropriateness, for an alternative door/entrance design treatment, acting on the recommendation of the Landmarks Preservation Advisory Board for DISAPPROVAL.

19. 82.450C - 719 SCOTT STREET, west side between Fulton and Grove Streets, Lot 1 in Assessor's Block 1181 - Request for Authorization of Conditional Use for a BED AND BREAKFAST INN WITH FIVE GUEST ROOMS in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of November 4, 1982)

20. 82.380U - 1748 HAIGHT STREET, northwest corner at Cole Street, Lot 7 in Assessor's Block 1229, in a C-2 (Community Business) district in the Haight Street Special Use District - MODIFICATION of Resolution No. 8507 authorizing a PLACE OF ENTERTAINMENT for the "I" Beam to reflect the intent of said authorization to permit continuance of the "I" Beam at its current level of authorization. The proposed modification would change Condition 3 of said resolution to read: "Noise from this place of entertainment shall not constitute a public nuisance. Noise not exceeding the sound pressure level of the current operation measured by a licensed acoustical consultant on September 6, 1982 on file as Exhibit A and within standards set by applicable City Noise Ordinances shall be deemed in compliance with this condition".
(Continued from the Regular Meeting of November 18, 1982)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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12/9/82

NOTICE OF MEETING
AND CALENDAR

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 9, 1982
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

DEC 10 1982

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

12:00 NOON

FIELD TRIP - To view sites of matters to be considered by the City Planning Commission

1:30 P.M.

1. Current Matters

A. Director's Report

Consideration of a Resolution regarding the proposed Southern Pacific Commuter Rail Extension to the Ferry Building.

B. Commissioners' Questions and Matters

2:00 P.M.

2. 82.450C - 719 SCOTT STREET - Approval of motion to approve BED AND BREAKFAST INN with five guest rooms in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of December 2, 1982)

3. 82.234EVA - BELT LINE RAILROAD ROUNDHOUSE and SANDHOUSE (City Landmark #114), block bounded by Sansome Street, Lombard Street and the Embarcadero; Lot 1 in Assessor's Block 58; Appeal of the Preliminary Negative Declaration for the proposed rehabilitation of the above project, to contain about 19,300 square feet of office space and 1,400 square feet of retail space, respectively and construction of a new 4-story, 27,300 square feet office/retail building; for a total of 48,000 square feet of development.
(Continued from Regular Meeting of November 18, 1982)

4. 82.234EVA - BELT LINE RAILROAD ROUNDHOUSE and SANDHOUSE (City Landmark #114), block bounded by Sansome Street, Lombard Street and the Embarcadero; Lot 1 in Assessor's Block 58; Consideration of CERTIFICATE OF APPROPRIATENESS for alteration and new construction of a 4-STORY OFFICE BUILDING, acting on the recommendation of the Landmarks Preservation Advisory Board for approval.
(Continued from the Regular Meeting of November 18, 1982)

2:00 P.M. (Cont)

5. 82.508L - 620 JONES STREET (Gaylord Hotel), Lot 36 in Assessor's Block 305, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

6. 81.175EA - 466 BUSH STREET, Designated Landmark No. 143, Fire Department Old Station No. 2 at 466 Bush Street, Lot 33 in Assessor's Block 270 - Application for an amendment to an approved Certificate of Appropriateness, for an alternative door/entrance design treatment, acting on the recommendation of the Landmarks Preservation Advisory Board for DISAPPROVAL.

(Continued from the Regular Meeting of December 2, 1982)

7. 82.503R - 246-250 EDDY STREET, northside between Jones and Taylor, Lot 6 in Assessor's Block 332; Review for conformity with the Master Plan of acquisition of an existing commercial building for conversion to recreational use.

8. 81.461E - 333 BUSH STREET, including frontage on Trinity Street, Lots 20-23, 26 and 28 in Assessor's Block 288; Conditional Use for a 38-story, 500-foot-tall building including about 521,800 square feet of office, 10,700 square feet of retail, 56 residential condominiums, 100 parking spaces and 10 loading/service spaces, totaling 634,000 gross square feet including demolition of 5 buildings including the B-rated Financial Center Garage.

NOTE: Proposed for continuation to December 16, 1982.

3:00 P.M.

9. 82.479C - 111 CHESTNUT STREET, entire block bounded by Chestnut, Montgomery, Lombard and Winthrop Streets, Lots 1 and 3 in Assessor's Block 60; Request for Authorization of Conditional Use for EXCEPTION TO THE BULK LIMITS and a PLANNED UNIT DEVELOPMENT with deviations from the open space requirements for a residential project in a C-2 (Community Business) district and an 84-E Height and Bulk District.

4:00 P.M.

10. 82.294I - SAINT MARY'S HOSPITAL, 450 STANYAN STREET, east side between Hayes and Fulton Streets; Lots 19, 20, 29A, 36 and 37 in Assessor's Block 1191 and Lots 11, 11A and 14 in Assessor's Block 1213; Public hearing on this Institutional Master Plan for the above; partly in an RH-3 (House, Three-Family) district and partly in an RM-2 (Mixed Residential, Moderate Density) district; applicable height and bulk districts are 65-A, 80-D, 80-E and 130-E.

(Continued from the Regular Meeting of November 18, 1982)

4:00 P.M.

11. 81.403ED - 814-828 STOCKTON STREET, between Sacramento and Clay Streets, and abutting Hang Ah Alley, and Pagoda Place, Lot 14 in Assessor's Block 225; Discretionary Review of Building Permit Application No. 8207774-S in the Downtown Interim Special Review Area to construct a 12-story building containing 29 residential condominiums, 3,460 square feet of office space, 3,260 square feet of retail space in the C-3-G (Downtown General Commercial) district and 160-F Height and Bulk District.

(Continued from the Regular Meeting of November 18, 1982)

12. 82.279Q - 3734-36 BRODERICK STREET, east side between Marina Boulevard and Jefferson Street, Lot 16 in Assessor's Block 911 - Review for Consistency with Master Plan for a 4-UNIT CONDOMINIUM CONVERSION subdivision and for consideration of a proposed EXCEPTION from moderate-income price restrictions of Subdivision Code Section 1341 in an RH-2 (House, Two-Family) district.

(Continued from the Regular Meeting of November 18, 1982)

13. 82.321Q - 1336-38 SHRADER STREET, east side between Alma Street and Rivoli Avenue, Lot 16 in Assessor's Block 1284 - Review for consistency with Master Plan for a 2-UNIT CONDOMINIUM CONVERSION subdivision and for consideration of a proposed EXCEPTION from moderate-income price restrictions of Subdivision Code Section 1341 in an RH-2 (House, Two-Family) district.

(Continued from the Regular Meeting of November 18, 1982)

4:30 P.M.

14. 82.264U - 3917 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 38 in Assessor's Block 6508; Request for Authorization of Special Use for a RESTAURANT EXPANSION to permit INCREASE OF OCCUPANCY from F-2 (less than 50 persons) to B-3 (More than 50 persons), including ADDITION of a deck in the rear of the building and accessory office space to restaurant on second floor in an RC-1 (Residential-Commercial Combined, Low Density) district in the 24th Street/Noe Valley Special Use District.

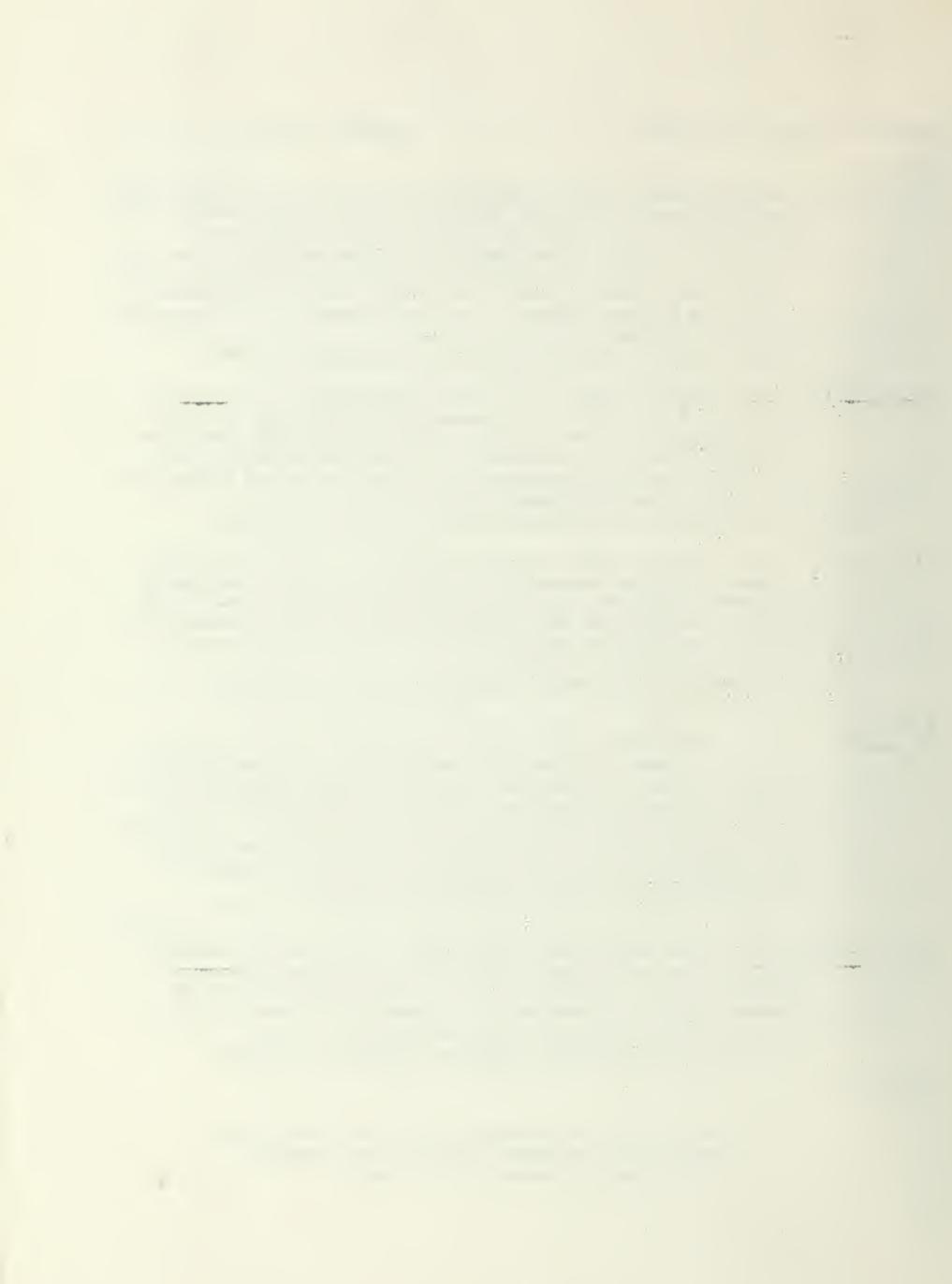
(Continued from the Regular Meeting of November 18, 1982)

15. 82.487U - 444-48 CASTRO STREET, west side between Market and 18th Streets, Lot 6 in Assessor's Block 2647 - Request for Authorization of Special Use for a FINANCIAL OFFICE (relocation of an existing savings and loan office) in a C-2 (Community Business) district in the Castro Street Special Use District.

(Continued from the Regular Meeting of November 18, 1982)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.



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12-16-82

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 16, 1982
ROOM 282, CITY HALL
1:30 P.M.

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:30 P.M.

1. Current Matters

A. Director's Report

1. Informational presentation of floor area reductions and design modifications for the "Marathon Project" at 2nd and Folsom Streets, pursuant to City Planning Commission Resolution No. 9396 adopted May 20, 1982.
2. Consideration of a Resolution regarding the proposed Southern Pacific Commuter Rail Extension to the Ferry Building.
(Continued from the Regular Meeting of December 9, 1982)
3. R80.8 - Watham Street - Referral for vehicle easement across Designated Public Open Space
NOTE: Proposed for indefinite continuation.
4. Informational Presentation of Downtown Parking Survey and "Peripheral Parking: opportunities in the South of Market Area".

2:00 P.M.

2. The following cases are proposed for continuation to January 6, 1983:

- 81.442U - 2367 MARKET STREET
- 82.515U - 2257 MARKET STREET
- 81.530U - 526 CASTRO STREET
- 82.571U - 2217 MARKET STREET
- 82.571U - 2217 MARKET STREET
- 82.574U - 3813 24TH STREET
- 82.576U - 2275 MARKET STREET
- 82.577U - 3150 24TH STREET

3. 82.234EVA - BELT LINE RAILROAD ROUNDHOUSE and SANDHOUSE (City Landmark #114), block bounded by Sansome Street, Lombard Street and the Embarcadero; Lot 1 in Assessor's Block 58; Appeal of the Preliminary Negative Declaration for the proposed rehabilitation of the above project, to contain about 19,300 square feet of office space and 1,400 square feet of retail space, respectively and construction of a new 4-story, 27,300 square feet office/retail building; for a total of 48,000 square feet of development.
(Continued from the Regular Meeting of December 9, 1982)

2:00 P.M. (Cont)

4. 82.234EVA - BELT LINE RAILROAD ROUNDHOUSE and SANDHOUSE (City Landmark #114), block bounded by Sansome Street, Lombard Street and the Embarcadero; Lot 1 in Assessor's Block 58; Consideration of CERTIFICATE OF APPROPRIATENESS for alteration and new construction of a 4-STORY OFFICE BUILDING, acting on the recommendation of the Landmarks Preservation Advisory Board for approval.

(Continued from the Regular Meeting of December 9, 1982)

5. 81.461E - 333 BUSH STREET, including frontage on Trinity Street, Lots 20-23, 26 and 28 in Assessor's Block 288; Consideration of Certification of the Final Environmental Impact Report to construct a 38-story, 500-foot-tall building including about 521,800 square feet of office, 10,700 square feet of retail, 56 residential condominiums, 100 parking spaces and 10 loading/service spaces, totalling 634,000 gross square feet including demolition of 5 buildings including the B-rated Financial Center Garage.

6. 81.461ECU - 333 BUSH STREET, including frontage on Trinity Street, Lots 20-23, 26 and 28 in Assessor's Block 288; Conditional Use for a 38-story 500-foot-tall building including about 521,800 square feet of office, 10,700 square feet of retail, 56 residential condominiums, 100 parking spaces and 10 loading/service spaces, totalling 623,000 gross square feet including demolition of 5 buildings including the B-rated Financial Center Garage.

(Continued from the Regular Meeting of December 9, 1982)

3:15 P.M.

7. 82.490C - 2333 BUCHANAN STREET (Pacific Medical Center), Lots 2 and 29 in Assessor's Block 613 and Lot 1 in Assessor's Block 628 - Request for Conditional Use Authorization for (1) enclosure of approximately 1,450 square feet of the existing roof deck at level four of Presbyterian Hospital for a recreation and study area for patients in the Pediatric Oncology unit, (2) enclosure of approximately 1,500 square feet of the existing roof deck also at level four to provide an exercise and training area and (3) restriping the Buchanan Street parking lot to accommodate 38 cars instead of the 29 spaces currently authorized in an RM-1 (Mixed Residential, Moderate Density) district. Lot 2 in Assessor's Block 613 is in an RM-1 district.
NOTE: Proposed for continuation to January 6, 1983.

3:45 P.M.

8. 82.212ED - 350 GOUGH STREET at Hayes Street, Lot 9 in Assessor's Block 816; Appeal of the Preliminary Negative Declaration for interior alterations to convert a 25-unit, 3-story residential building to office space, with retention of some commercial space at street level, requiring a parking variance and building permit application No. 8110944.

NOTE: Proposed for continuation to January 20, 1983.

4:00 P.M.

9. EE81.62 - "J" Line Connection; Public hearing of draft EIR and EIS for connection of 30th and Church Streets to the MUNI Metro Center at Ocean and San Jose Avenues.

10. 81.175EA - 466 BUSH STREET, Designated Landmark No. 143, Fire Department Old Station No. 2 at 466 Bush Street, Lot 33 in Assessor's Block 270 - Application for an amendment to an approved Certificate of Appropriateness, for an alternative door/entrance design treatment, acting on the recommendation of the Landmarks Preservation Advisory Board for DISAPPROVAL.

(Continued from the Regular Meeting of December 9, 1982)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 16, 1982
ROOM 282, CITY HALL
1:30 P.M.

1:30 P.M.

1. Current Matters

A. Director's Report

5. Consideration of a Resolution to Authorize the Director of Planning on behalf of the Transportation Policy Group, to apply for, accept and expend additional funds from the Federal Highway Administration in support of the Downtown Pedestrian Safety Program.

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 16, 1982
ROOM 282, CITY HALL
1:30 P.M.

3:15 P.M.

7.a 82.236 - 1083 CLAY STREET, south side between Mason and Powell Streets, Lot 14 in Assessor's Block 223; Reconsideration of Conditional Use Authorization for a structure exceeding 40 feet in height in an RH-3 (House, Three-Family) district granted pursuant to an improperly advertised public hearing.

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 16, 1982
ROOM 282, CITY HALL
1:30 P.M.

4:00 P.M.

11. Consideration of Resolution confirming housing credits granted in connection with 655 MONTGOMERY STREET office project.

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Cancelled

SAN FRANCISCO
CITY PLANNING COMMISSION
NOTICE OF CANCELLATION
OF THE
REGULAR MEETING
THURSDAY
DECEMBER 23, 1982
AND
DECEMBER 30, 1982

The Regular Meetings of the City Planning Commission scheduled for Thursday, December 23 and 30, 1982 have been cancelled.

Lee Woods, Jr.
Secretary

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL JOINT MEETING WITH THE SAN FRANCISCO REDEVELOPMENT AGENCY
TUESDAY
JANUARY 4, 1983
939 ELLIS STREET
7TH FLOOR CONFERENCE ROOM
4:00 P.M.

4:00 P.M.

83.35E - Joint Meeting with the San Francisco Redevelopment Agency on
Certification of the Second Supplement Yerba Buena Center Final
Environmental Impact Report. This Second Supplement updates the
environmental analysis contained in the 1978 YBC FEIR and the 1981
First Supplement and analyzes the environmental effects of development
in the entire YBC Redevelopment area, roughly bounded by Market,
Third, Harrison and Fourth Streets, including portions of the blocks
east of Third and west of Fourth Streets.

(Continued from the Regular Meeting of December 2, 1982)

Adjournment.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 6, 1983
ROOM 282, CITY HALL
1:00 P.M.

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JAN 10 1983

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ROLL CALL: Commissioners Bieman, Boas, Klein, Nakashima, Nothenberg,
Rosenblatt and Salazar.

1:00 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters
2. Informational presentation to the City Planning Commission on the recently published DCP study titled Proposed Article of the Planning Code for Neighborhood Commercial Districts.
3. Consideration of Resolution of Intention to initiate amendments to Sections 242.2, 242.3, 242.4, 242.5 242.6, 242.7, 242.8, 242.9 and 242.10 of the City Planning Code for the purpose of extending for up to one year (from April 19, 1983 to April 19, 1984) the present regulations of the Neighborhood Commercial Special Use Districts for Sacramento Street, Fillmore Street, Haight Street, Castro Street-Eureka Valley, Upper Market Street West, Upper Market Street East, 24th Street-Noe Valley, 24th Street-Mission and Valencia Street.
4. Consideration of Resolution of Intention to initiate amendments to the City Planning Code to add a new ARTICLE 7 (Neighborhood Commercial Zoning Districts) to the Code and other related amendments for the purpose of translating all current C-1, C-2, C-M, RC-1, RC-2, RC-3, RC-4 and the Union Street Special Use District into Article 7 thereby updating, clarifying and reformatting existing neighborhood commercial zoning controls and revising procedures for City Planning Commission and Zoning Administrator consideration of certain uses in said districts.
5. 82.479C - 111 CHESTNUT STREET, entire block bounded by Chestnut, Montgomery, Lombard and Winthrop Streets, Lots 1 and 3 in Assessor's Block 60; Consideration of MOTION approving Authorization of Conditional Use for EXCEPTION TO THE BULK LIMITS and a PLANNED UNIT DEVELOPMENT with deviations from the open space requirements for a residential project in a C-2 (Community Business) district and an 84-E Height and Bulk District.

1:15 P.M.

6. 81.705E - 580 CALIFORNIA STREET near Kearny, Lot 7 in Assessor's Block 240; Certification of the Final Environmental Impact Report to construct 23-story (320 feet) office and retail building providing approximately 340,000 gross square feet (329,500 gross square feet of office) requiring demolition of existing structure, providing 35 off-street parking spaces.

7. 81.705ED - 580 CALIFORNIA STREET near Kearny, Lot 7 in Assessor's Block 240; Discretionary Review of Building Permit Application No. 8202131-S to construct 23-story (320 feet) office and retail building providing approximately 340,000 gross square feet (329,500 gross square feet of office) requiring demolition of existing structure, providing 35 off-street parking spaces.

2:00 P.M.

8. 82.173RE - VAN NESS/NORTH POINT, 7TH AVENUE/CALIFORNIA, 30TH STREET/CHURCH, 3RD STREET/PALOU and ARIETA/BAYSHORE - Review for consistency with the Master Plan to allow construction of MUNI Operators' toilets in sidewalk space at five locations.
(Continued from the Regular Meeting of December 2, 1982)

9. 82.486R - TAYLOR STREET between Bay and Francisco Streets, abutting Lot 1 in Assessor's Block 42 and Lot 1 in Assessor's Block 43, both under the jurisdiction of the San Francisco Housing Authority; Review for consistency with the Master Plan to allow sidewalk narrowing and widening and street closure to vehicular traffic at the Bay and Taylor Street Cable Car Terminal.

10. 82.502R - FRANCISCO STREET between Grant and Kearny Streets, abutting Lots 12, 13 and 14 in Assessor's Block 55 and Lots 1A and 2 in Assessor's Block 38; Review for consistency with the Master Plan for sidewalk narrowing and widening to accommodate perpendicular on-street parking and a landscaped public plaza.

11. 82.78R - TENNY PLACE, east of First Street to its terminus, abutting Lots 22, 23, 24 and 25 in Assessor's Block 3737; Review for consistency with the Master Plan to grant a Revocable Encroachment Permit to allow installation of a cyclone fence across Tenny Place.

12. 82.196VE - 1-5 BEAVER STREET at Noe, Lots 8 and 8A in Assessor's Block 3561; Appeal of the Preliminary Negative Declaration for resubdivision of former Lot 8 into current Lots 8 and 8A, requiring a lot area variance.
(Continued from the Regular Meeting of December 2, 1982)

2:30 P.M.

13. 82.574U - 3813 - 24TH STREET, south side between Church and Vicksburg Streets, Lot 1 in Assessor's Block 6509; Request for Authorization of Special Use for a RESTAURANT seating 48 persons in an RC-1 (Residential-Commercial Combined, Low-Density) district in the Noe Valley Special Use District.

(Continued from the Regular Meeting of December 16, 1982)

14. 82.577U - 3150 - 24TH STREET, north side between Shotwell Street and South Van Ness Avenue, Lot 18 in Assessor's Block 3641; Request for Authorization of Special Use for a RESTAURANT seating 24 persons in a C-2 (Community Business) district in the 24th/Mission Special Use District.

(Continued from the Regular Meeting of December 16, 1982)

15. 82.530U - 526 CASTRO STREET, west side between 18th and 19th Streets, Lot 3 in Assessor's Block 2695; Request for Authorization of Special Use for a RESTAURANT EXPANSION on the second floor (legal occupancy as residential use being utilized for storage without proper permits) in a C-2 (Community Business) district in the Castro Street Special Use District.

(Continued from the Regular Meeting of December 16, 1982)

16. 82.576U - 2275 MARKET STREET, south side between 16th and Sanchez Streets, Lot 13 in Assessor's Block 3559; Request for Authorization of Special Use to Change Condition No. 4 in City Planning Resolution No. 9324 to ALLOW SERVING BEER AND WINE in an existing Special Use RESTAURANT in a C-2 (Community Business) district in the Upper Market West Special Use District.

(Continued from the Regular Meeting of December 16, 1982)

17. 82.571U - 2217 MARKET STREET, south side between Sanchez and Noe Streets, Lot 2 in Assessor's Block 355A; Request for Authorization of Special Use for a RESTAURANT (Coffee Shop) seating 35 persons in a C-2 (Community Business) district in the Upper Market West Special Use District.

(Continued from the Regular Meeting of December 16, 1982)

18. 82.515U - 2257 MARKET STREET, south side between 16th and Sanchez Streets, Lot 17 in Assessor's Block 3559; Request for Authorization of Special Use for a RESTAURANT seating 60 persons in a C-2 (Community Business) district in the Upper Market West Special Use District.

(Continued from the Regular Meeting of December 16, 1982)

2:30 P.M. (Cont)

19. 81.442U - 2367 MARKET STREET, south side, east of 17th Street, Lots 25 and 35 in Assessor's Block 3563 in a C-2 (Community Business) district in the Upper Market West Special Use District; Modification of Resolution No. 9220 Condition No. 1 authorizing a BAR EXPANSION to include approximately 550 square feet, proposed to read as follows: This authorization is for a bar expansion to include approximately 600 square feet of floor space in the northwest portion of the top floor for use by patrons and approximately 700 square feet of floor space in the southern extension of the top floor for storage.

(Continued from the Regular Meeting of December 16, 1982)

20. 82.487J - 444-48 CASTRO STREET, west side between Market and 18th Streets, Lot 6 in Assessor's Block 2647 - Request for Authorization of Special Use for a FINANCIAL OFFICE (relocation of an existing savings and loan office) in a C-2 (Community Business) district in the Castro Street Special Use District.

(Continued from the Regular Meeting of December 9, 1982)

NOTE: Proposed for continuation to January 13, 1983.

3:15 P.M.

21. 82.490C - 2333 BUCHANAN STREET (Pacific Medical Center), Lots 2 and 29 in Assessor's Block 613 and Lot 1 in Assessor's Block 628 - Request for Conditional Use Authorization for (1) enclosure of approximately 1,450 square feet of the existing roof deck at level four of Presbyterian Hospital for a recreation and study area for patients in the Pediatric Oncology unit, (2) enclosure of approximately 1,500 square feet of the existing roof deck also at level four to provide an exercise and training area and (3) restriping the Buchanan Street parking lot to accommodate 38 cars instead of the 29 spaces currently authorized in an RM-1 (Mixed Residential, Moderate Density) district. Lot 2 in Assessor's Block 613 is in an RM-1 district.

(Continued from the Regular Meeting of December 16, 1982)

22. CU81.3 - MORAGA STREET, south side between 7th and 8th Avenues, Lots 15A and 16 in Assessor's Block 2042 - Request for Authorization of Conditional Use for a BUILDING CONTAINING FOUR DWELLING UNITS on two lots with a total of 5,000 square feet in an RH-2 (House, Two-Family) district when 1,500 square feet per dwelling unit is required.

4:00 P.M.

23. 81.581EC - 870 O'FARRELL STREET at Polk Street; Lot 4 in Assessor's Block 716; Public hearing on the draft Environmental Impact Report to construct a 13-story mixed use building containing 214 condominium dwelling units above a 3-story commercial base containing 61,600 square feet of office spaces, 22,400 square feet of retail space and 175 parking spaces requiring a Conditional Use Authorization after demolition of a one-story auto repair.

5:00 P.M.

24. 81.195EC - Consideration of Certification of the Final Environmental Impact Report for 388 MARKET STREET, the block bounded by Market, Pine and Front Streets, Lots 1 and 2 in Assessor's Block 265 for BONUS FLOOR AREA of up to 85,900 square feet, to be utilized for residential use only and EXCEPTIONS TO THE BULK LIMITS as part of a mixed use residential, retail and office project, of 26 stories in height, seven floors of which would be residential, in a C-3-0 (Downtown Office) and 600-I Height and Bulk District.
(Continued from the Regular Meeting of November 18, 1982)

NOTE: Testimony on Items 25 and 26 will be taken at the same time, however, the Decision on Item 25 will be by the City Planning Commission pursuant to the provisions of Section 303(c) of the City Planning Code and the Decision on Item 26 will be by the Zoning Administrator pursuant to provisions of Section 305(c) of the City Planning Code.

25. 81.195EC - 388 MARKET STREET, the block bounded by Market, Pine and Front Streets, Lots 1 and 2 in Assessor's Block 265 - Request for Authorization of Conditional Use for BONUS FLOOR AREA of up to 85,900 square feet, to be utilized for residential use only and EXCEPTIONS TO THE BULK LIMITS as part of a mixed use residential, retail and office project of 26 stories in height, seven floors of which would be residential, in a C-3-0 (Downtown Office) and 600-I Height and Bulk District.

(Continued from the Regular Meeting of November 18, 1982)

THE COMMISSION WILL RECESS BEFORE THE FOLLOWING ITEM IS HEARD

HEARING ON APPLICATION FOR ZONING VARIANCE BEFORE THE ZONING ADMINISTRATOR

26. 81.195EDCV - 388 MARKET STREET, northeast corner of Front Street; Lots 1 and 2 in Assessor's Block 265 in a C-3-0 (Downtown Office) district; Public hearing on consideration of Usable Open Space Variance; the proposal is to construct a 26-story, retail-office-residential building in which the top seven stories will contain a total of 57 apartments. Private usable open space for each apartment will be provided by balconies measuring 3 feet by 5½ feet, whereas the City Planning Code requires that any balcony to be credited as usable open space shall have a minimum horizontal dimension of 6 feet.

THE COMMISSION WILL RECONVENE AT 6:00 P.M. TO HEAR THE FOLLOWING ITEMS

27. EE81.11 - 25TH STREET and CLIPPER STREET at Homestead Street, Lots 16, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; Appeal of the Preliminary Negative Declaration to construct on vacant lot 33 dwelling units in 8 buildings with 43 parking spaces in common garage under 3 of the buildings with access from 24th Street and from Clipper Street, requiring conditional use authorization.
(Continued from the Regular Meeting of December 2, 1982)

6:00 P.M. (Cont)

28. 82.44R - 25TH and CLIPPER STREET at Homestead Street, Lot 17 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; proposed sale of property in a P (Public Use) district.

(Continued from the Regular Meeting of December 2, 1982)

29. CU81.4 - South side of 25TH STREET, Clipper Street at Homestead Street, Lots 16, 17, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT, with modification to density, open space and off-street parking provisions otherwise applicable to the subject site for approximately 33 dwelling units and 43 off-street parking spaces in an RH-2 (House, Two-Family) and 40-X Height and Bulk district. A five-foot wide strip of land adjoining the Clipper Street property line and presently owned by the City may be a part of the development.

(Continued from the Regular Meeting of December 2, 1982)

30. North side of CLIPPER STREET, Lot 17 in Assessor's Block 6543; Consideration of a Resolution to initiate reclassification from P (Public Use) district to NH-2 (Residential House, Two-Family) district.

(Continued from the Regular Meeting of December 2, 1982)

31. 82.167C - NORTHEAST CORNER OF BALBOA STREET AND THE GREAT HIGHWAY, all of Assessor's Block 1592, Ocean Beach Park Estates (Parcel 4), a portion of the former Playland-at-the-Beach site - Request for Authorization for an amendment of a PLANNED UNIT DEVELOPMENT for approximately 135 CONDOMINIUM DWELLING UNITS with 204 off-street parking spaces, which development would be an expansion of the Ocean Beach Development previously approved and now under construction on Assessor's Block 1595, 1692 and 1596; this expansion would require modification of standard for rear yards and site layout in C-1 (Neighborhood Shopping), RM-1 (Mixed Residential, Low Density) and RH-2 (House, Two-Family) districts and in a 40-X Height and Bulk District.

(Continued from the Regular Meeting of November 18, 1982)
NOTE: Proposed for continuation to January 13, 1983.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 6, 1983
ROOM 282, CITY HALL
1:00 P.M.

12:00 NOON

FIELD TRIP - To view the sites of matters scheduled for consideration by the City Planning Commission.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 13, 1983
ROOM 282, CITY HALL
1:30 P.M.

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

12:00 NOON

FIELD TRIP - To visit sites for cases on January 13, 1983 Calendar.

1:30 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters
2. 81.705D - 580 CALIFORNIA STREET, Lot 7 in Assessor's Block 240 - Consideration of Motion Approving Building Permit Application No. 8202131-S

2:00 P.M.

3. 82.487U - 444-48 CASTRO STREET, west side between Market and 18th Streets, Lot 6 in Assessor's Block 2647 - Request for Authorization of Special Use for construction of a two-story FINANCIAL OFFICE (relocation of an existing savings and loan office) in a C-2 (Community Business) district in the Castro Street Special Use District.
(Continued from the Regular Meeting of January 6, 1983)
4. 82.264U - 3917 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 38 in Assessor's Block 6508; Request for Authorization of Special Use for a RESTAURANT EXPANSION to permit INCREASE OF OCCUPANCY from F-2 (less than 50 persons) to B-3 (more than 50 persons), including ADDITION of a deck in the rear of the building and accessory office space to restaurant on second floor in an RC-1 (Residential-Commercial Combined, Low Density) district in the 24th Street/Noe Valley Special Use District.
(Continued from the Regular Meeting of December 9, 1982)

5. 82.515U - 2257 MARKET STREET, south side between 16th and Sanchez Streets, Lot 17 in Assessor's Block 3559; Request for Authorization of Special Use for a RESTAURANT seating 60 persons in a C-2 (Community Business) district in the Upper Market West Special Use District.
(Continued from the Regular Meeting of January 6, 1983)

2:00 P.M. (Cont)

6. 82.279Q - 3734-36 BRODERICK STREET, east side between Marina Boulevard and Jefferson Street, Lot 16 in Assessor's Block 911 - Review for Consistency with Master Plan for a 4-UNIT CONDOMINIUM CONVERSION subdivision and for consideration of a proposed EXCEPTION from moderate-income price restrictions of Subdivision Code Section 1341 in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of December 9, 1982)

7. 82.321Q - 1336-38 SHRADER STREET, east side between Alma Street and Rivoli Avenue, Lot 16 in Assessor's Block 1284 - Review for Consistency with Master Plan for a 2-UNIT CONDOMINIUM CONVERSION subdivision and for consideration of a proposed EXCEPTION from moderate-income price restrictions of Subdivision Code Section 1341 in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of December 9, 1982)

8. 82.547C - PIER 3, north side, The Embarcadero - Request for Authorization of Conditional Use to permit CONVERSION OF THE FERRYBOAT FRESNO TO OFFICES and public access in a C-2 (Community Business) district and the Northern Waterfront Special Use District No. 1.
NOTE: To be continued indefinitely.

9. 82.395CE - 92 COLERIDGE STREET, northwest side between Fair Avenue and Virginia Streets, Lots 9 and 77 in Assessor's Block 5615 - Appeal of the Preliminary Negative Declaration to permit SIX DWELLINGS, three dwellings each on two lots each with 4,500 square feet when 4,500 square feet each is required in an RH-2 (House, Two-Family) district.
NOTE: Proposed for continuation to February 3, 1983.

10. 82.395CD - 92 COLERIDGE STREET, northwest side between Fair Avenue and Virginia Streets, Lots 9 and 77 in Assessor's Block 5615 - Request for Authorization of Conditional Use to permit SIX DWELLINGS, three dwellings each on two lots each with 4,500 square feet when 4,500 square feet each is required in an RH-2 (House, Two-Family) district.
NOTE: Proposed for continuation to February 3, 1983.

11. 82.518VC - 14 LEROY PLACE, east side, south of Sacramento Street between Leavenworth and Jones Streets, Lot 32 in Assessor's Block 247 - Request for authorization of Conditional Use to permit a STRUCTURE OVER 40 FEET in an RM-3 (Mixed Residential, Medium Density) district and a 65-A Height and Bulk District.
NOTE: Proposed for continuation to February 3, 1983.

3:00 P.M.

12. 82.630C - 162 DIAMOND STREET, west side between 18th and 19th Streets, Lot 7 in Assessor's Block 2693 - Request for Authorization of Conditional Use to permit FOUR DWELLING UNITS on a lot in an RH-3 (House, Three-Family) district with approximately 4,625 square feet when 1,000 square feet per dwelling is required.
NOTE: Proposed for continuation to February 3, 1983.

3:00 P.M. (Cont)

13. 82.570C - 1320 CALIFORNIA STREET, north side between Hyde and Leavenworth Streets, Lot 10 in Assessor's Block 248 - Request for Authorization of Conditional Use to permit a BUILDING OVER 40 FEET in an RM-3 (Mixed Residential, Medium Density) district and a 65-A Height and Bulk District.

14. 82.549C - 660 LOMBARD STREET, north side (a through lot to Chestnut Street) between Mason and Powell Streets, Lot 14 in Assessor's Block 64 - Request for Authorization of Conditional Use to EXPAND A COMMUNITY FACILITY, Telegraph Hill Neighborhood House, in an RM-2 (Mixed Residential, Moderate Density) district.

15. 82.531C - 1177 CALIFORNIA STREET, southeast corner at Jones Street (Gramercy Towers) all of Assessor's Block 253A - Request for Authorization of Conditional Use to permit LIVE ENTERTAINMENT in an existing cocktail lounge in an RM-4 (Mixed Residential, High Density district and in the Nob Hill Special Use District.

(Continued from the Regular Meeting of December 2, 1982)

16. 82.535C - 220 RANKIN STREET, entire frontage, west side between Davidson and Evans Avenues, Lot 1 in Assessor's Block 5228 - Request for Authorization of Conditional Use to MODIFY CONDITIONS (City Planning Commission Resolution No. 9443) AUTHORIZING AUTOMOBILE WRECKING in an M-2 (Heavy Industrial) district.

4:00 P.M.

17. 82.236C - 1083 CLAY STREET, south side east of Mason Street, Lot 14 in Assessor's Block 223 - Request for Authorization of Conditional Use to permit a STRUCTURE OVER 40 FEET (approximately 65 feet high) in an RM-3 (Mixed Residential, Medium Density) district.

18. 82.91CD - 750 BUSH STREET, north side between Powell and Mason Streets, Lot 7 in Assessor's Block 263 - Request for Authorization of Conditional Use for a STRUCTURE OVER 40 FEET (16 stories) and for 60 dwelling units with 60 OFF-STREET PARKING SPACES where more than 23 spaces would require Conditional Use Authorization in an RC-4 (Residential-Commercial Combined, High Density) district and a 160-F Height and Bulk District.

(Continued from the Regular Meeting of November 4, 1982)

NOTE: Proposed for continuation to February 3, 1983.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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#14
1/20/83

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 20, 1983
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JAN 26 1983

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar

1:30 P.M.

I. Current Matters

A. Director's Report

Consideration of a Resolution authorizing the Director of Planning to submit a supplemental request to fund reclassified positions.

B. Commissioners' Questions and Matters

Election of Officers

In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first regular meeting of the Commission held on or after the 15th day of January of each year; or at a subsequent meeting, the date which shall be fixed by the Commission at the first regular meeting on or after the 15th day of January each year".

2:00 P.M.

2. 82.495R - Sidewalk widening on CASTRO STREET, westside, south of 18th Street for a distance of about 100 feet abutting Lots 1 and 2 of Assessor's Block 2695; Review of proposed sidewalk widening for conformity with the Master Plan.

3. 82.611U - 424 VALENCIA STREET, west side between 15th and 16th Streets, Lot 4 in Assessor's Block 3555 - Request for Authorization of Special Use for an OFF- SALE BEER AND WINE LICENSE in an existing grocery store in a C-M (Heavy Commercial) district in the Valencia Street Special Use District.

4. 82.548U - 2123 FILMORE STREET, west side between Sacramento and California Streets, Lot 3 in Assessor's Block 635 - Request for Authorization of Special Use for a RESTAURANT EXPANSION of an existing bakery/ coffee shop to the mezzanine level, increasing its capacity by an additional 20 seats, in a C-2 (Community Business) district in the Upper Fillmore Special Use District.

2:00 P.M. (Cont)

5. 82.624U - 3200 FILMMORE STREET, northeast corner at Greenwich Street, Lot 6A in Assessor's Block 509 - Request for Authorization of Special Use for a PLACE OF ENTERTAINMENT to include a piano and a piano player in a C-2 (Community Business) district in the Union Street Special Use District.

NOTE: Advertised in error - case will not be heard.

6. 82.200C - 1735 FRANKLIN STREET, west side between Sacramento and California Streets, Lot 2 in Assessor's Block 641 - Request for Authorization of Conditional Use to permit COMMERCIAL USE (Professional Offices) in a designated Landmark (Bransten House) in an RH-2 (House, Two-Family) district.

(Continued from the Regular Meeting of June 24, 1982)

NOTE: Proposed for continuation to February 3, 1983.

7. 82.212ED - 300-350 GOUGH STREET and 383-395 HAYES STREET, southeast corner, Lot 9 in Assessor's Block 816; Appeal of the Preliminary Negative Declaration for interior alterations to convert a 26-unit, 3-story residential building to office space, with retention of some commercial space at street level, requiring a parking variance and Building Permit Application No. 8110944.

(Continued from the Regular Meeting of December 16, 1982)

8. 82.212ED - 300-350 GOUGH STREET and 383-395 HAYES STREET, southeast corner, Lot 9 in Assessor's Block 816 - Consideration of Request for Discretionary Review of Building Permit Application No. 8110944 for the conversion of 26 dwelling units to office use in a C-2 (Community Business) district.

9. 82.212ED - 300-350 GOUGH STREET and 383-395 HAYES STREET - Discretionary Review of Building Permit Application No. 8110944.

3:15 P.M.

10. 82.234EVA - BELT LINE RAILROAD ROUNDHOUSE and SAND HOUSE (City Landmark No. 114), block bounded by Sansome Street, Lombard Street and The Embaracadero; Lot 1 in Assessor's Block 58; Consideration of CERTIFICATE OF APPROPRIATENESS for alteration and new construction of a 4-STORY OFFICE BUILDING, acting on the recommendation of the Landmarks Preservation Advisory Board for approval.

(Continued from the Regular Meeting of December 16, 1982)

11. CU81.3 - MORAGA STREET, south side between 7th and 8th Avenues, Lots 15A and 16 in Assessor's Block 2042 - Request for Authorization of Conditional Use for a BUILDING CONTAINING FOUR DWELLING UNITS on two lots with a total of 5,000 square feet in an RH-2 (House, Two-Family) district when 1,500 square feet per dwelling unit is required.

(Continued from the Regular Meeting of January 6, 1983)

3:15 P.M. (Cont)

12. 82.531C - 1177 CALIFORNIA STREET: Consideration of Resolution approving Conditional Use for PLACE OF ENTERTAINMENT.

4:00 P.M.

13. 81.403ED - 814-828 STOCKTON STREET, between Sacramento and Clay Streets, and abutting Hang Ah Alley, and Pagoda Place, Lot 14 in Assessor's Block 225, Discretionary Review of Building Permit Application No. 8207774-S in the Downtown Interim Special Review Area to construct a 12-story building containing 29 residential condominiums, 3,460 square feet of office space, 3,260 square feet of retail space in the C-3-G (Downtown General Commercial) district and 160-F Height and Bulk District.

(Continued from the Regular Meeting of December 9, 1982)

NOTE: Proposed for continuation to February 3, 1983.

14. 82.570C - 1320 CALIFORNIA STREET: Consideration of a Resolution approving Conditional Use Authorization.

15. 82.167C - NORTHEAST CORNER OF BALBOA STREET AND THE GREAT HIGHWAY, all of Assessor's Block 1592, Ocean Beach Park Estates (Parcel 4), a portion of the former Playland-at-the-Beach-Site - Request for Authorization for an amendment of a PLANNED UNIT DEVELOPMENT FOR approximately 135 CONDOMINIUM DWELLING UNITS with 204 off-street parking spaces, which development would be an expansion of the Ocean Beach Development previously approved and now under construction on Assessor's Block 1595, 1692 and 1596; this expansion would require modification of standard for rear yards and site layout in C-1 (Neighborhood Shopping RM-1 (Mixed Residential, Low Density) and RH-2 (House, Two-Family) districts and in a 40-X Height and Bulk District.

(Continued from the Regular Meeting of January 6, 1983)

16. 81.461E - 333 BUSH STREET, including frontage on Trinity Street, Lots 20-23, 26 and 28 in Assessor's Block 288, Conditional Use for a 38-story 500-foot-tall building including about 521,800 square feet of office, 10,700 square feet of retail, 56 residential condominiums, 100 parking spaces and 10 loading/service spaces, totalling 623,000 gross square foot including demolition of 5 buildings including the B-rated Financial Center Garage.

(Continued from the Regular Meeting of December 16, 1982)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 20, 1983
ROOM 282, CITY HALL
1:30 P.M.

1:30 P.M.

1. Current Matters
 - A. Director's Report
Infomational Presentation of Design Development for the Roof-top Park
at Crocker Plaza.

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1/27/83

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 27, 1983
ROOM 282, CITY HALL
1:30 P.M.

ENT'S DEPT.

JAN 31 1983

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PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

12:00 NOON

FIELD TRIP - To view the sites of matters to be considered by the City Planning Commission.

1:30 P.M.

1. Current Matters

A. Director's Report

1. 900 KEARNY STREET, corner of Jackson, Kearny and Columbus; Presentation for Information of final plans for proposed six-story, 30,000 square-foot office building with ground floor retail, adjacent to Sentinel Building (Columbus Tower), a City Historic Landmark.

2. Others.

B. Commissioners' Questions and Matters

1:45 P.M.

2. 82.661D - 1979 UNION STREET, south side between Laguna and Buchanan Streets, Lot 38 in Assessor's Block 542 in a C-2 (Community Business) district and the Union Street Special Use District; Consideration of Discretionary Review of Building Permit Application No. 8208337; proposal to change the first-story facade of a two-story commercial/residential building.
3. 82.661D - 1979 UNION STREET, south side between Laguna and Buchanan Streets, Lot 38 in Assessor's Block 542 in a C-2 (Community Business) district and the Union Street Special Use District; Discretionary Review of Building Permit Application No. 8208337; described above.

2:30 P.M.

4. 82.648T - Consideration of a proposed amendment to the City Planning Code Article 10 to reduce application fees for Landmark and Historic District designation from \$250 and 500 to \$50, acting on referral from the Board of Supervisors.

3:00 P.M.

5. 82.15ET - Consideration of a proposed amendment to the City Planning Code to establish Article 7, a new section for neighborhood commercial districts including all C-1, C-2, C-M, RC-1, RC-2, RC-3 and RC-4 districts and the Union Street Special Use District. The Commission will receive public testimony and will continue the matter to a later date.

6. 82.645ET - Sacramento, Fillmore, Haight, Castro, Market (east and west), 24th (Mission and Noe Valley) districts. Amendment of City Planning Code to extend for approximately one year the present expiration date of April 19, 1983 for interim Neighborhood Commercial Special Use Districts.

4:30 P.M.

7. 81.132E - RUSS TOWER, 350 Bush Street, north side between Montgomery and Kearny Streets, Lots 1, 2, 2a, 3 and 22 in Assessor's Block 269; public hearing on the Draft Environmental Impact Report to construct a 27-story, 428-foot high, 405,900 square-foot office building with 65-car garage, incorporating the facade of the S.F. Mining Exchange Building (a designated City historic landmark).

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 27, 1983
ROOM 282, CITY HALL
1:30 P.M.

1:30 P.M.

I. Current Matters

- A. Director's Report
- 2. Consideration of a resolution to authorize the Director of Planning to enter into contracts with various consultants for a total of \$227,000 to undertake a Stadium Feasibility Study.

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2/3/83

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 3, 1983
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

FEB 2 1983

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

12:00 NOON - FIELD TRIP - To view the sites of cases to be considered by the City Planning Commission.

1:30 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

2:00 P.M.

2. 82.518VC - 14 LEROY PLACE, east side, south of Sacramento Street between Leavenworth and Jones Streets, Lot 32 in Assessor's Block 247 - Request for Authorization of Conditional Use to permit a STRUCTURE OVER 40 FEET in an RM-3 (Mixed Residential, Medium Density) district and a 65-A Height and Bulk District.
(Continued from the Regular Meeting of January 13, 1983)

NOTE: To be continued indefinitely.

3. 81.632EC - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623 - Request for Authorization of Conditional Use to permit 8 UNITS on a lot approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district
(Continued from the Regular Meeting of November 18, 1982)
NOTE: Proposed for continuation to April 7, 1983.

4. 82.487U - 444-48 CASTRO STREET, west side between Market and 18th Streets, Lot 6 in Assessor's Block 2647 - Request for Authorization of Special Use for construction of a two-story FINANCIAL OFFICE (Relocation of an existing savings and loan office) in a C-2 (Community Business) district in the Castro Street Special Use District.
(Continued from the Regular Meeting of January 13, 1983)

5. 82.264U - 3917 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 38 in Assessor's Block 6508 - Request for Authorization of Special Use for a RESTAURANT EXPANSION including a deck and accessory office space to restaurant on second floor in an RC-1 (Residential-Commercial Combined, Low Density) district in the Noe Valley Special Use District.
(Continued from the Regular Meeting of January 13, 1983)

2:30 P.M.

6. 82.616C - 333 EUCALYPTUS DRIVE, southwest corner at 20th Avenue (Stonestown YMCA), Lot 14 in Assessor's Block 7295 - Request for Authorization of Conditional Use - Planned Unit Development - for an ADDITION TO A COMMUNITY CENTER extending into the required yard areas and utilizing parking in the adjoining Medical Building lot in an RH-1D (House, One-Family Detached Dwellings) district.

7. 82.663C - 1000 FULTON STREET, northwest corner at Steiner Street, Lot 6 in Assessor's Block 776 - Request for Authorization of Conditional Use to permit a 15-room BED AND BREAKFAST INN in a designated Landmark (No. 151) in an RH-3 (House, Three-Family) district.

8. 82.630C - 162 DIAMOND STREET, west side between 18th and 19th Street, Lot 7 in Assessor's Block 2693 - Request for Authorization of Conditional Use to permit FOUR DWELLING UNITS on a lot in an RH-3 (House, Three-Family) district with approximately 4,625 square feet when 1,000 square feet per dwelling is required.

(Continued from the Regular Meeting of January 13, 1983)

9. 82.292EVZ - 1876-1898 GREEN STREET, northeast corner at Laguna Street, Lots 17-20 in Assessor's Block 543 - Request for reclassification from an RH-2 (House, Two-Family) to an RH-3 (House, Three-Family) district.

NOTE: Proposed for continuation to February 13, 1983.

3:00 P.M.

10. 82.200C - 1735 FRANKLIN STREET, west side between Sacramento and California Streets, Lot 2 in Assessor's Block 641 - Request for Authorization of Conditional Use to permit COMMERCIAL USE (Professional Offices) in a designated Landmark (Bransten House) in an RH-2 (House, Two-Family) district.

(Continued from the Regular Meeting of January 20, 1982)

NOTE: Proposed for continuation to February 10, 1983.

11. 82.378Q/
82.379Q - 1903, 1907, 1909 HYDE STREET and 1901, 1905 HYDE STREET and 1204 GREEN STREET, west side between Green and Vallejo Streets, Lots 25 and 26 in Assessor's Block 123 - Review for consistency with Master Plan for a two 3-UNIT CONDOMINIUM CONVERSIONS subdivision in an RM-1 (Mixed Residential, Low Density) district.

NOTE: To be continued to February 10, 1983.

12. 82.493Q - 2552-56 GOUGH STREET, east side between Green and Vallejo Streets, Lot 18 in Assessor's Block 552 - Review for Consistency with Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RM-2 (Mixed Residential, Moderate Density) district.

3:00 P.M. (Cont)

13. 82.387Q - 423 WALLER STREET, south side between Fillmore and Steiner Streets, Lot 36 in Assessor's Block 867 - Review for Consistency with Master Plan for a 9-UNIT CONDOMINIUM CONVERSION subdivision in an RH-3 (House, Three-Family) district.

14. 82.513Q - 1692-98 PAGE STREET and 416-418 CLAYTON STREET, north side between Clayton and Ashbury Streets, Lot 19 in Assessor's Block 1224 - Review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RH-3 (House, Three-Family) district.

4:00 P.M.

15. 81.403ED - 814-828 STOCKTON STREET, between Sacramento and Clay Streets, and abutting Hang Ah Alley, and Pagoda Place, Lot 14 in Assessor's Block 225 - Discretionary Review of Building Permit Application No. 8207774-S in the Downtown Interim Special Review Area to construct a 12-story building containing 29 residential condominiums, 3,460 square feet of office space, 3,260 square feet of retail space in the C-3-G (Downtown General Commercial) district and 160-F Height and Bulk District.

(Continued from the Regular Meeting of January 20, 1983)
NOTE: Proposed for continuation to February 10, 1983.

16. 82.91CD - 750 BUSH STREET, north side between Powell and Mason Streets, Lot 7 in Assessor's Block 263 - Request for Authorization of Conditional Use for a STRUCTURE OVER 40 FEET (16 stories) and for 60 dwelling units with 60 OFF-STREET PARKING SPACES where more than 23 spaces would require Conditional Use Authorization in an RC-4 (Residential-Commercial Combined, High Density) district and a 160-F Height and Bulk District.

(Continued from the Regular Meeting of January 13, 1983)
NOTE: Proposed for continuation to March 17, 1983.

4:30 P.M.

17. 82.490C - 2333 BUCHANAN STREET (Pacific Medical Center), Lots 2 and 29 in Assessor's Block 613 and Lot 1 in Assessor's Block 628 - Request for Conditional Use Authorization, Planned Unit Development, to enclose two portions of existing roof deck at level four of Presbyterian Hospital for a recreation and study area for patients in the Pediatric Oncology unit and for an exercise and training area, a total of approximately 2,950 square feet, thus increasing the floor area ratio from 2.37 to 1 to a ratio of 2.38 to 1, when otherwise a ratio of 1.8 to 1.6 is allowed, and also to modify conditions attached to the 1976 authorization of the Buchanan Street parking lot to allow 38 rather than 29 cars and to allow accommodation of evening visitors to the hospital, in RM-1 (Mixed Residential, Low Density) and RM-2 (Mixed Residential, Moderate Density) district.

6:00 P.M.

18. 82.602RE - TRENTON STREET between Jackson and Pacific and Powell and Stockton abutting Lots 13, 14, 21, 30-37 in Assessor's Block 179 and ST. LOUIS PLACE between Washington and Jackson and Stockton and Grant abutting Lots 1-7, 34 and 35 in Assessor's Block 193 - Review for conformity with the Master Plan for sidewalk widening, changing direction of vehicular traffic and addition of street furniture.

19. R80.8 - WALTHAM STREET, west of Alabama Street to its terminus, abutting Lots 5, 58, 59, 60, 61 and 62 in Assessor's Block 5549 - Review for conformity with the Master Plan to grant an easement for vehicular ingress and egress across City property.

20. 82.395CE - 92 COLERIDGE STREET, northwest side between Fair Avenue and Virginia Streets, Lots 9 and 77 in Assessor's Block 5615; Appeal of the Preliminary Negative Declaration for construction of two 3-UNIT, 3-STORY above grade residential buildings with three parking spaces in each building requiring Conditional Use Authorization.

21. 82.395CE - 92 COLERIDGE STREET, northwest side between Fair Avenue and Virginia Streets, Lots 9 and 77 in Assessor's Block 5615 - Request for Authorization of Conditional Use to permit SIX DWELLINGS, three dwellings each on two lots each with 4,500 square feet when 4,500 square feet each is required in an RH-2 (House, Two-Family) district.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 10, 1983
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Biennan, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:30 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

Consideration of a Resolution urging the Board of Supervisors to adopt an Amendment to Section 5.77 of Chapter 5 of Article VIII of the San Francisco Administrative Code, that would empower any board or commission at its own expense to submit arguments for or against any measure submitted to the voters.

2:00 P.M.

2. 81.403ED - 814-828 STOCKTON STREET, between Sacramento and Clay Streets, and abutting Hang Ah Alley, and Pagoda Place, Lot 14 in Assessor's Block 225 - Discretionary Review of Building Permit Application No. 8207774-S in the Downtown Interim Special Review Area to construct a 12-story building containing 29 residential condominiums, 3,460 square feet of office space, 3,260 square feet of retail space in the C-3-G (Downtown General Commercial) district and 160-F Height and Bulk District.

(Continued from the Regular Meeting of February 3, 1983)

NOTE: Proposed for continuation to a later date.

3. 82.212ED - 300-350 GOUGH STREET and 383-395 HAYES STREET, southeast corner, Lot 9 in Assessor's Block 816 - Discretionary Review of Building Permit Application No. 8110944 for the conversion of 26 dwelling units to office use in a C-2 (Community Business) district.

NOTE: Proposed for continuation to February 17, 1983.

4. 82.200C - 1735 FRANKLIN STREET, west side between Sacramento and California Streets, Lot 2 in Assessor's Block 641 - Request for Authorization of Conditional Use to permit COMMERCIAL USE (Professional Offices) in a designated Landmark (Bransten House) in an RH-2 (House, Two-Family) district.

(Continued from the Regular Meeting of February 3, 1983)

NOTE: Proposed for continuation to February 24, 1983.

NOTICE OF MEETING AND CALENDAR

-2-

February 10, 1983

2:00 P.M. (Cont)

5. 82.378Q
82.379Q/ - 1902, 1907, 1909 HYDE STREET and 1901, 1905 HYDE STREET and 1204 GREEN STREET, west side between Green and Vallejo Streets, Lots 25 and 26 in Assessor's Block 123 - Review for consistency with Master Plan for a six-unit CONDOMINIUM CONVERSION subdivision in an RM-1 (Mixed Residential, Low Density) district.
(Continued from the Regular Meeting of February 3, 1983)

6. 82.167C - NORTHEAST CORNER OF BALBOA STREET AND THE GREAT HIGHWAY, all of Assessor's Block 1592, Ocean Beach Park Estates (Parcel 4), a portion of the former Playland-at-the-Beach site - Request for Authorization for an amendment of a PLANNED UNIT DEVELOPMENT for approximately 135 CONDOMINIUM DWELLING UNITS with 204 off-street parking spaces, which development would be an expansion of the Ocean Beach Development previously approved and now under construction on Assessor's Blocks 1595, 1692 and 1596; this expansion would require modification of standard for rear yards and site layout in C-1 (Neighborhood Shopping) RM-1 (Mixed Residential, Low Density) and RH-2 (House, Two-Family) districts and in a 40-X Height and Bulk District.
(Continued from the Regular Meeting of January 20, 1983)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 10, 1983
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Bieman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:30 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

Consideration of a Resolution urging the Board of Supervisors to adopt an Amendment to Section 5.77 of Chapter 5 of Article VIII of the San Francisco Administrative Code, that would empower any board or commission at its own expense to submit arguments for or against any measure submitted to the voters.

2:00 P.M.

2. 81.403ED - 814-828 STOCKTON STREET, between Sacramento and Clay Streets, and abutting Hang Ah Alley, and Pagoda Place, Lot 14 in Assessor's Block 225 - Discretionary Review of Building Permit Application No. 8207774-S in the Downtown Interim Special Review Area to construct a 12-story building containing 29 residential condominiums, 3,460 square feet of office space, 3,260 square feet of retail space in the C-3-G (Downtown General Commercial) district and 160-F Height and Bulk District.

(Continued from the Regular Meeting of February 3, 1983)

NOTE: Proposed for continuation to a later date.

3. 82.212ED - 300-350 GOUGH STREET and 383-395 HAYES STREET, southeast corner, Lot 9 in Assessor's Block 816 - Discretionary Review of Building Permit Application No. 8110944 for the conversion of 26 dwelling units to office use in a C-2 (Community Business) district.

NOTE: Proposed for continuation to February 17, 1983.

4. 82.200C - 1735 FRANKLIN STREET, west side between Sacramento and California Streets, Lot 2 in Assessor's Block 641 - Request for Authorization of Conditional Use to permit COMMERCIAL USE (Professional Offices) in a designated Landmark (Bransten House) in an RH-2 (House, Two-Family) district.

(Continued from the Regular Meeting of February 3, 1983)

NOTE: Proposed for continuation to February 24, 1983.

2:00 P.M. (Cont)

5. 82.378Q

82.379Q/ - 1902, 1907, 1909 HYDE STREET and 1901, 1905 HYDE STREET and 1204 GREEN STREET, west side between Green and Vallejo Streets, Lots 25 and 26 in Assessor's Block 123 - Review for consistency with Master Plan for a six-unit CONDOMINIUM CONVERSION subdivision in an RM-1 (Mixed Residential, Low Density) district.
(Continued from the Regular Meeting of February 3, 1983)

6. 82.167C - NORTHEAST CORNER OF BALBOA STREET AND THE GREAT HIGHWAY, all of Assessor's Block 1592, Ocean Beach Park Estates (Parcel 4), a portion of the former Playland-at-the-Beach site - Request for Authorization for an amendment of a PLANNED UNIT DEVELOPMENT FOR approximately 135 CONDOMINIUM DWELLING UNITS with 204 off-street parking spaces, which development would be an expansion of the Ocean Beach Development previously approved and now under construction on Assessor's Blocks 1595, 1692 and 1596; this expansion would require modification of standard for rear yards and site layout in C-1 (Neighborhood Shopping) RM-1 (Mixed Residential, Low Density) and RH-2 (House, Two-Family) districts and in a 40-X Height and Bulk District.
(Continued from the Regular Meeting of January 20, 1983)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 17, 1983
ROOM 282, CITY HALL
1:30 P.M.

FEB 16 1983

SAN FRANCISCO
PUBLISHER: MURRAY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:30 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

1:45 P.M.

2. 83.31MAZC - FERRY BUILDING COMPLEX, foot of Market Street, primarily east of The Embarcadero plus the site of the existing Chevron gas station, Lots 000A, 000F, 000H, 000W and 1 in Assessor's Block 9900 within a C-2 (Community Business) district and Lot 13 in Assessor's Block 201 within an RC-4 (Residential-Commercial Combined, High Density) district - Amendments to the Northeastern Waterfront Plan, a part of the Comprehensive Plan, to permit restoration, rehabilitation and expansion of the Ferry Building and the Agriculture Building to contain mixed-use development including office and retail space, construction of a mixed-use office and retail building on Pier 1 and the construction of a parking garage on Lot 13 in Assessor's Block 201 (the gas station site) also requiring:

1. Certificate of Appropriateness for alterations to the Ferry Building, designated City Landmark No. 90; and
2. Reclassification of Lot 13 in Assessor's Block 201 from an RC-4 to a C-2 district and its inclusion in the Northern Waterfront Special Use District No. 1; and
3. Conditional Use Authorization to permit commercial uses not directly related to the conduct of water-borne commerce or navigation in the Northern Waterfront Special Use District No. 1.

NOTE: Proposed for continuation to March 3, 1983.

2:15 P.M.

3. 82.530U - 526 CASTRO STREET, west side between 18th and 19th Streets, Lot 3 in Assessor's Block 2695 - Request for Authorization of a Special Use for OFFICES ON THE SECOND FLOOR (Legal occupancy as residential use, being utilized for storage without proper permits) in a C-2 (Community Business) district in the Castro Street Special Use District.

2:15 P.M. (Cont)

4. 83.20U - 3079 16TH STREET, southwest corner at Rondel Street (between Valencia and Mission Streets), Lot 51 in Assessor's Block 3669 - Request for Authorization of Special Use for a CABARET PERMIT (hours between 2:00 a.m. to 6:00 a.m.) within an existing dance hall establishment in a C-M (Heavy Commercial) district in the Valencia Street Special Use District.
NOTE: Proposed for continuation to March 3, 1983.

5. 82.642U - 2033 UNION STREET, south side between Buchanan and Laguna Streets, Lot 21 in Assessor's Block 541 - Request for Authorization of a Special Use for a RESTAURANT EXPANSION to an outdoor patio accomodating up to 20 persons in a C-2 (Community Business) district in the Union Street Special Use District.

6. 83.22U - 2001 FILMORE STREET, northwest corner at Pine Street, Lot 5 in Assessor's Block 654 - Request for Authorization of a Special Use for a Delicatessen, classified as a FAST FOOD ESTABLISHMENT with sale of beer and wine for off-premises consumption in a C-2 (Community Business) district in the Upper Fillmore Special Use District.
NOTE: Proposed for continuation to March 17, 1983.

7. 82.612EUV - 1800 HAIGHT STREET, northwest corner at Shrader Street, Lot 4 in Assessor's Block 1228 - Request for Authorization of Special Use for COMMERCIAL SPACE OVER 2,500 SQUARE FEET, new construction of a three-story building with approximately 7,000 square feet of commercial space in the ground and second floors on an existing parking lot in a C-2 (Community Business) district in the Haight Street Special Use District.
NOTE: Proposed for continuation to a later date.

8. 82.535C - 220 RANKIN STREET, entire frontage, west side between Davidson and Evans Avenues, Lot 1 in Assessor's Block 5228 - Request for Authorization of Conditional Use to MODIFY CONDITIONS (City Planning Commission Resolution No. 9443) AUTHORIZING AUTOMOBILE WRECKING in an M-2 (Heavy Industrial) district.

9. 82.212ED - 300-350 GOUGH STREET and 383-395 HAYES STREET, southeast corner, Lot 9 in Assessor's Block 816 - Discretionary Review of Building Permit Application No. 8110944 for the conversion of 26 dwelling units to office use in a C-2 (Community Business) district.
(Continued from the Regular Meeting of February 10, 1983)
NOTE: Proposed for continuation to February 24, 1983.

3:15 P.M.

10. 82.435ET - Amendment to Section 207 of the City Planning Code and addition of Section 207.2 to the City Planning Code to permit one additional secondary dwelling unit in owner-occupied, single-family homes in R districts.
NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.

Adjournment.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 24, 1983
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Bieman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

12:00 NOON - EXECUTIVE SESSION - to confer with Counsel on pending litigation.

1:30 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

2:00 P.M.

2. 82.661D - 1979 UNION STREET, south side between Laguna and Buchanan Streets, Lot 38 in Assessor's Block 542 in a C-2 (Community Business) district and the Union Street Special Use District; Consideration of Discretionary Review of Building Permit Application No. 8208337; proposal to change the first-story facade of a two-story commercial/residential building.

(Continued from the Regular Meeting of January 27, 1983)

3. 82.661D - 1979 UNION STREET, south side between Laguna and Buchanan Streets, Lot 38 in Assessor's Block 542 in a C-2 (Community Business) district and the Union Street Special Use District; Discretionary Review of Building Permit Application No. 8208337; described above.

(Continued from the Regular Meeting of January 27, 1983)

2:30 P.M.

4. 81.403ED - 814-828 STOCKTON STREET, between Sacramento and Clay Streets, and abutting Hang Ah Alley, and Pagoda Place, Lot 14 in Assessor's Block 225 - Discretionary Review of Building Permit Application No. 8207773-S in the Downtown Interim Special Review Area to construct a 12-story building containing 29 residential condominiums, 3,460 square feet of office space, 3,260 square feet of retail space in the C-3-G (Downtown General Commercial) district and 160-F Height and Bulk District.

(Continued from the Regular Meeting of February 10, 1983)

3:30 P.M.

5. 82.167C - NORTHEAST CORNER OF BALBOA STREET AND THE GREAT HIGHWAY, all of Assessor's Block 1592, Ocean Beach Park Estates (Parcel 4), a portion of the former Playland-at-the-Beach site; Consideration of Motion Approving amendment of a PLANNED UNIT DEVELOPMENT to allow construction of up to 135 CONDOMINIUM DWELLING UNITS on Parcel 4 adjacent to the north of the Ocean Beach Development previously approved and now under construction on Assessor's Blocks 1595, 1692 and 1596.

(Continued from the Regular Meeting of February 10, 1983)

6. 82.200C - 1735 FRANKLIN STREET, west side between Sacramento and California Streets, Lot 2 in Assessor's Block 641 - Request for Authorization of Conditional Use to permit COMMERCIAL USE (Professional Offices) in a designated Landmark (Bransten House) in an RH-2 (House, Two-Family) district.

(Continued from the Regular Meeting of February 10, 1983)

7. 82.212ED - 300-350 GOUGH STREET and 383-395 HAYES STREET, southeast corner, Lot 9 in Assessor's Block 816 - Discretionary Review of Building Permit Application No. 8110944 for the conversion of 26 dwelling units to office use in a C-2 (Community Business) district.

(Continued from the Regular Meeting of February 17, 1983)

4:00 P.M.

8. EE80.355 - 613-621 MARKET, NEW MONTGOMERY PLACE, Lots 3, 54, 55, 56, and 60 in Assessor's Block 3707; public hearing on the Draft Environmental Impact Report for construction of a 18-story, 240,760 square feet of offices, about 2,200 square feet of banking, incorporating HOFFMAN'S GRILL (City Landmark) after demolishing four buildings.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 24, 1983
ROOM 282, CITY HALL
1:30 P.M.

1:30 P.M.

1. Current Matters

A. Director's Report

Consideration of Resolution Authorizing the Director of Planning to enter into a contract with William H. Whyte for consulting services regarding open space provisions and guidelines for the Downtown Plan, for an amount not to exceed \$2,000.00.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 3, 1983
ROOM 282, CITY HALL
2:15 P.M.

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MAR 3 1983

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PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,
Rosenblatt and Salazar.

2:15 P.M.

1. 83.36C - COLUMBUS AVENUE and GREENWICH STREET, southwest corner (21-25 Scotland Street), Lot 33 in Assessor's Block 90; Request for Authorization of Conditional Use for COMMERCIAL USE ABOVE THE GROUND FLOOR in a C-2 (Community Business) district and an initiated R-C (Residential-Commercial Combined) district.
NOTE: Proposed for continuation to April 7, 1983.

2. 82.239ED - 47TH AVENUE, entire frontage west side between Anza Street and Sutro Heights Avenue, Lots 1 through 7, 7A and 7B in Assessor's Block 1590 - Request for reclassification of property from an RH-2 (House, Two-Family) district to an RH-1 (House, One-Family) district.

3. 82.499C - PIER 39, Lot 39 in Assessor's Block 990 - Request for Authorization of Conditional Use for 1) removal of existing floating tire breakwater and construction of a permanent concrete breakwater 2) reconfiguration of the East Marina to provide for the addition of approximately 38 new slips, and 3) addition to the East Park area and Bay access from Pier 37 to Pier 35 in a C-2 (Community Business) district and the Northern Waterfront Special Use District #1.

NOTE: Testimony on this item will be taken for the record;
however, the public hearing will be continued to
March 10, 1983 for final decision.

4. 82.200C - 1735 FRANKLIN STREET; Approval of motion authorizing Conditional Use for occupancy of a City landmark (Bransten House) by attorney's offices.

5. 82.167C - NORTHEAST CORNER OF BALBOA STREET AND THE GREAT HIGHWAY, all of Assessor's Block 1592, Ocean Beach Park Estates (Parcel 4), a portion of the former Playland-at-the-Beach site; Consideration of Motion Approving amendment of a PLANNED UNIT DEVELOPMENT to allow construction of up to 135 CONDOMINIUM DWELLING UNITS on Parcel 4 adjacent to the north of the Ocean Beach Development previously approved and now under construction on Assessor's Blocks 1595, 1692 and 1596.

(Continued from the Regular Meeting of February 24, 1983)

2:15 P.M.

6. 82.563ED - 939 CLEMENT STREET; Lots 44 and 45 in Assessor's Block 1442; Consideration of Discretionary Review of Building Permit Application No. 8210093 for construction of 7,340 gross square feet, two-story restaurant with partial third-story, after demolition of two commercial buildings.

7. 82.563ED - 939 CLEMENT STREET; Lots 44 and 45 in Assessor's Block 1442; Discretionary Review of Building Permit Application No. 8210093.

2:45 P.M.

8. Current Matters

A. Director's Report
Consideration of a resolution re: FY83-84 Budget.

B. Commissioners' Questions and Matters

4:00 P.M.

9. 81.581EC - 870 O'FARRELL STREET at Polk Street; Lot 4 in Assessor's Block 716; Certification of the Final Environmental Impact Report for project described below.

10. 81.581C - 870 O'FARRELL STREET, northwest corner at Polk Street, a through lot with frontage on Myrtle Street, Lot 4 in Assessor's Block 716 - Request for Authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT for a 13-story RESIDENTIAL/COMMERCIAL COMPLEX containing up to 214 dwelling units, approximately 43,000 net square feet of office space, approximately 14,200 net square feet of retail space and parking for 175 cars requiring exceptions to City Planning Code standards for off-street parking, dwelling unit density, height above 40 feet, building bulk and commercial use above the ground story, in a C-2 (Community Business) district initiated for an RC-4 (Residential-Commercial Combined, High Density) district and in a 130-E Height and Bulk District.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 10, 1983
ROOM 282, CITY HALL
1:00 P.M.

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MAR 15 1983

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PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:00 P.M.

I. Current Matters

A. Director's Report

1. Presentation of Recommendations of the American Institute of Architects' Urban Design Assistance Team recommendations regarding the Kearney Street Corridor and Staff Response.
2. Consideration of the Department's proposed FY83-84 Budget.

B. Commissioners' Questions and Matters

2:15 P.M.

2. 82.562RD - Review for consistency with Master Plan, sidewalk widening, portion of east side of Steuart Street, south of Mission Street.
3. 82.499C - PIER 39, Lot 39 in Assessor's Block 990 - Request for Authorization of Conditional Use for removal of existing floating tire breakwater and construction of a permanent concrete breakwater and reconfiguration of the East Marina to provide for up to 400 berths, in a C-2 (Community Business) district and the Northern Waterfront Special Use District #1.
4. 81.205ERM - Consideration of Amendment to the Transportation Element of the Comprehensive Plan to reclassify Carter Street from a local street as defined in the Thoroughfares Plan to a Secondary Thoroughfare.
5. 81.205ERM - CARTER STREET, south of Geneva Avenue; Review of street widening for conformity with MASTER PLAN.
6. 82.535C - 220 RANKIN STREET, entire frontage, west side between Davidson and Evans Avenues, Lot 1 in Assessor's Block 5228 - Request for Authorization of Conditional Use to MODIFY CONDITIONS (City Planning Commission Resolution No. 9443) AUTHORIZING AUTOMOBILE WRECKING in an M-2 (Heavy Industrial) district.
(Continued from the Regular Meeting of February 17, 1983)

2:45 P.M.

7. 82.212ED - 300-350 GOUGH STREET and 383-395 HAYES STREET, southeast corner, Lot 9 in Assessor's Block 816 - Reconsideration of City Planning Commission Motion No. 9605M, adopted January 20, 1983, approving Final Negative Declaration for the conversion of 26 dwelling units to office use in a C-2 (Community Business) district.

8. 82.212ED - 300-350 GOUGH STREET and 383-395 HAYES STREET, southeast corner, Lot 9 in Assessor's Block 816 - Discretionary Review of Building Permit Application No. 8110944 for the conversion of 26 dwelling units to office use in a C-2 (Community Business) district.
(Continued from the Regular Meeting of February 24, 1983)

3:30 P.M.

9. 81.694EM - FISHERMAN'S WHARF, north of Jefferson Street between Pier 41 and Hyde Street Pier, Lot 45 in Assessor's Block 9900; Public Hearing of Draft Environmental Impact Report for Five Proposed Text Amendments to the Comprehensive Plan for the City and County of San Francisco to establish consistency between the proposed Fisherman's Wharf Action Plan (FWAP) and the Northeastern Waterfront Plan, which is an adopted element of the Comprehensive Plan.

4:30 P.M.

10. 82.563ED - 939 CLEMENT STREET, Lots 44 and 45 in Assessor's Block 1442; Consideration of Discretionary Review of Building Permit Application No. 8210093 for construction of 7,340 gross square feet, two-story restaurant with partial third-story, after demolition of two commercial buildings.

11. 82.563ED - 939 CLEMENT STREET, Lots 44 and 45 in Assessor's Block 1442; Discretionary Review of Building Permit Application No. 8210093.

12. 82.419ED - 350 BEACH STREET, Lot 4 in Assessor's Block 13; Consideration of Discretionary Review of Building Permit Application No. 8207475, for conversion of 280-space public parking garage to office and retail use, with 102 parking spaces provided.

13. 82.419ED - 350 BEACH STREET, Lot 4 in Assessor's Block 13, Discretionary Review of Building Permit Application No. 8207475.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 10, 1983
ROOM 282, CITY HALL
1:00 P.M.

1:45 P.M.

1a. 83.20U - 3079 16TH STREET, southwest corner at Rondel Street (between Valencia and Mission Streets), Lot 51 in Assessor's Block 3669 - Request for Authorization of Special Use for a CABARET PERMIT (Hours between 2:00 a.m. to 6:00 a.m.) within an existing dance hall establishment in a C-M (Heavy Commercial) district in the Valencia Street Special Use District.

(Continued from the Regular Meeting of February 17, 1983)

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 17, 1983
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

MAR 22 1983

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

12:00 NOON

FIELD TRIP - To view the sites to be considered by the City Planning Commission.

1:30 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

2:15 P.M.

2. 83.20U - 3079 16TH STREET, southwest corner at Rondel Street (Between Valencia and Mission Streets), Lot 51 in Assessor's Block 3669 - Consideration of Motion Approving Special Use for a CABARET PERMIT (Hours between 2:00 a.m. to 6:00 a.m.) within an existing dance hall establishment in a C-M (Heavy Commercial) district in the Valencia Street Special Use District.
3. 83.22U - 2001 FILMORE STREET, northwest corner at Pine Street, Lot 5 in Assessor's Block 654; Request for Authorization of a Special Use for a Delicatessen, classified as a FAST FOOD establishment with sale of beer and wine for off-premises consumption in a C-2 (Community Business) district in the Upper Fillmore Special Use District.
4. 83.24U - 4253-57 - 18TH STREET, southeast corner at Diamond Street, Lot 35 in Assessor's Block 2694; Request for Authorization of Special Use for COMMERCIAL SPACE over 2,500 square feet and commercial office space on the second floor; conversion of two dwelling units (already offices without proper permits) in a C-2 (Community Business) district in the Castro Street Special Use District.
5. 82.446EVU - 2318 FILMORE STREET, east side between Washington and Clay Streets, Lot 19 in Assessor's Block 612; Request for Authorization of Special Use for COMMERCIAL SPACE over 2,500 square feet; approximately 4,000 square feet of retail space and 34,000 square feet of commercial office space (conversion of an auto repair garage) in a C-2 (Community Business) district in the Upper Fillmore Special Use District.

NOTE: Proposed for indefinite continuation.

2:15 P.M. (Cont)

6. 83.57U - 3968-70 - 24TH STREET, north side between Noe and Sanchez Streets, Lot 15 in Assessor's Block 3654; Request for Authorization of Special Use for COMMERCIAL SPACE over 2,500 square feet and commercial office space on the second floor (conversion of one dwelling unit) in an RC-1 (Residential-Commercial Combined, Low Density) district in the Noe Valley Special Use District.

7. 83.64U - 3108A FILMORE STREET, southeast corner at Pixley Street (Between Greenwich and Filbert Streets), Lot 19A in Assessor's Block 516; Request for Authorization of Special Use for a RESTAURANT/BAKERY having a seating capacity of up to 16 persons in a C-2 (Community Business) district in the Union Street Special Use District.

3:15 P.M.

8. 82.279Q - 3734-36 BRODERICK STREET, east side between Marina Boulevard and Jefferson Street, Lot 17 in Assessor's Block 911 - Review for consistency with Master Plan for a 4-UNIT CONDOMINIUM CONVERSION subdivision and for consideration of a proposed EXCEPTION from moderate-income price restrictions of Subdivision Code Section 1341 in an RH-2 (House, Two-Family) district.
NOTE: Proposed for continuation to April 21, 1983.

9. 82.526Q - 2040 FELL STREET, north side between Cole and Shrader Streets, Lot 11E in Assessor's Block 1212 - Review for consistency with the Master Plan for a 12-UNIT CONDOMINIUM CONVERSION subdivision in an RM-1 (Mixed Residential, Low Density) district.

10. 82.529Q - 1914-16 PINE STREET, north side between Octavia and Laguna Streets, Lot 6 in Assessor's Block 650 - Review for consistency with the Master Plan for a 16-UNIT CONDOMINIUM CONVERSION subdivision in an RM-2 (Mixed Residential, Moderate Density) district.

11. 82.539Q - 2650-54 CLEMENT STREET and 390 - 28TH AVENUE, northeast corner, Lot 26 in Assessor's Block 1406 - Review for Consistency with the Master Plan for a 5-UNIT CONDOMINIUM CONVERSION subdivision in an RM-1 (Mixed Residential, Low Density) district.

12. 82.540Q - 2033 LEAVENWORTH STREET, at Havens Street, north side between Union and Filbert Streets, Lot 3 in Assessor's Block 97 - Review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RH-3 (House, Three-Family) district.

13. 82.541Q - 2400 WEBSTER STREET at Bromley Place, east side between Jackson Street and Pacific Avenue, Lot 15 in Assessor's Block 589 - Review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RM-1 (Mixed Residential, Low Density) district.

3:15 P.M. (Cont)

14. 82.553Q - 2610 LAKE STREET, north side between 27th and 28th Avenues, Lot 13 in Assessor's Block 1331 - Review for consistency with the Master Plan for a 10-UNIT CONDOMINIUM CONVERSION subdivision in an RM-1 (Mixed Residential, Low Density) district.

15. 82.554Q - 901 POWELL STREET, east side between Sacramento and Clay Streets, Lot 5A in Assessor's Block 223 - Review for Consistency with the Master Plan for a 14-UNIT CONDOMINIUM CONVERSION subdivision in an RM-4 (Mixed Residential, High Density) district.

16. 82.635Q - 1145 PINE STREET, south side between Leavenworth and Jones Streets, Lot 28 in Assessor's Block 276 - Review for consistency with the Master Plan for a 23-UNIT CONDOMINIUM CONVERSION subdivision in an RM-4 (Mixed Residential, High Density) district.

4:30 P.M.

17. 83.31MAZC - FERRY BUILDING COMPLEX, foot of Market Street, primarily east of The Embarcadero plus the site of the existing Chevron gas station, Lots 000A, 000F, 000H, 000W and 1 in Assessor's Block 9900 within a C-2 (Community Business) district and Lot 13 in Assessor's Block 201 within an RC-4 (Residential-Commercial Combined, High Density) district - Amendments to the Northeastern Waterfront Plan, a part of the Comprehensive Plan, to permit restoration, rehabilitation and expansion of the Ferry Building and the Agriculture Building to contain mixed-use development including office and retail space, construction of a mixed-use office and retail building on Pier 1 and the construction of a parking garage on Lot 13 in Assessor's Block 201 (the gas station site) also requiring:

1. Certificate of Appropriateness for alterations to the Ferry Building, designated City Landmark No. 90; and
2. Reclassification of Lot 13 in Assessor's Block 201 from an RC-4 to a C-2 district and its inclusion in the Northern Waterfront Special Use District No. 1; and
3. Conditional Use Authorization to permit commercial uses not directly related to the conduct of water-borne commerce or navigation in the Northern Waterfront Special Use District No. 1.

(Continued from the Regular Meeting of February 17, 1983)

NOTE: Proposed for indefinite continuation; will be formally readvertised; Conditional Use Application for proposed garage will be considered instead of the zoning reclassification of Lot 13 in Assessor's Block 201 described above.

March 17, 1983

4:30 P.M. (Cont)

18. 829 ICD - 750 BUSH STREET, north side between Powell and Mason Streets, Lot 7 in Assessor's Block 263 - Request for Authorization of Conditional Use for a STRUCTURE OVER 40 FEET (16 stories) and for 60 dwelling units with 60 OFF-STREET PARKING SPACES where more than 23 spaces would require Conditional Use Authorization in an RC-4 (Residential-Commercial Combined, High Density) district and a 160-F Height and Bulk District.

(Continued from the Regular Meeting of January 13, 1983)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 17, 1983
ROOM 282, CITY HALL
1:30 P.M.

1:30 P.M.

1. Current Matters

A. Director's Report

Consideration of Resolution expressing City Planning Commission's opposition to Senate Bill 259 pending before the State legislature.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 24, 1983
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:30 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

2:15 P.M.

2. 82.91CD - Consideration of Motion Approving a Conditional Use Authorization at 750 BUSH STREET.
3. 82.535C - 200 RANKIN STREET, entire frontage, west side between Davidson and Evans Avenues, Lot 1 in Assessor's Block 5228 - Request for Authorization of Conditional Use to MODIFY CONDITIONS (City Planning Commission Resolution No. 9443) AUTHORIZING AUTOMOBILE WRECKING in an M-2 (Heavy Industrial) district.
(Continued from the Regular Meeting of March 10, 1983)
4. 83.57U - Consideration of Motion Approving a Special Use at 3968-70 - 24TH STREET (Ver Brugges Market).
5. 83.83D - 1403 HAIGHT STREET, southwest corner at Masonic Street, Lot 1 in Assessor's Block 1244; Request for Consideration of Discretionary Review of a RETAIL BAKERY in a C-2 (Community Business) district in the Haight Street Special Use District.
6. 83.83D - 1403 HAIGHT STREET, southwest corner at Masonic Street, Lot 1 in Assessor's Block 1244; Discretionary Review of a retail bakery in a C-2 (Community Business) district in the Haight Street Special Use District.

2:45 P.M.

7. 82.661D - 1979 UNION STREET, south side between Laguna and Buchanan Streets, Lot 38 in Assessor's Block 542 in a C-2 (Community Business) district and the Union Street Special Use District; Discretionary Review of Building Permit Application No. 8208337; proposal to change the facade of a two-story commercial/residential building.
(Continued from the Regular Meeting of February 24, 1983)
NOTE: Proposed for continuation indefinitely.

NOTICE OF MEETING AND CALENDAR

-2-

March 24, 1983

3:15 P.M.

8. 83.58I - UNIVERSITY OF SAN FRANCISCO, Golden Gate and Parker Avenues, including the Main campus, the Kendrick Law School site, the former St. Ignatius High School site and the former Lone Mountain College site; Lot 3A in Assessor's Block 1107, Lots 1 and 1B in Assessor's Block 1144, Lot 1 in Assessor's Block 1145, and Lot 1 in Assessor's Block 1190 - a revised INSTITUTIONAL MASTER PLAN which describes energy-related projects proposed by the University.

4:00 P.M.

9. 82.15ET - Consideration of a proposed amendment to the City Planning Code to establish Article 7, a new section for neighborhood commercial districts including all C-1, C-2, C-M, RC-1, RC-2, RC-3 and RC-4 districts and the Union Street Special Use District.
(Continued from the Regular Meeting of January 27, 1983)

Adjournment.

NOTE: THERE WILL BE NO COMMISSION MEETING ON MARCH 31, 1983.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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Cancelled

≡ SAN FRANCISCO
≡ CITY PLANNING COMMISSION
≡ NOTICE OF CANCELLATION
≡ OF THE
≡ REGULAR MEETING
≡ THURSDAY
≡ MARCH 31, 1983

The Regular Meeting of the City Planning Commission scheduled for Thursday, March 31, 1983 has been cancelled.

Lee Woods, Jr.
Secretary

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 7, 1983
ROOM 282, CITY HALL
1:00 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,
Rosenblatt and Salazar.

1:00 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

1. Consideration of a resolution commending Eugene Kelleher for
service on the City Planning Commission.

2. 81.403ED - 814-828 STOCKTON STREET, between Sacramento and Clay Streets, and
abutting Hang Ah Alley, and Pagoda Place, Lot 14 in Assessor's
Block 225 - Discretionary Review of Building Permit Application
No. 8207773-S in the Downtown Interim Special Review Area to con-
struct a 12-story building containing 29 residential condominiums,
3,460 square feet of office space, 3,260 square feet of retail
space in the C-3-G (Downtown General Commercial) district and 160-F
Height and Bulk District.
(Continued from the Regular Meeting of February 24, 1983)

NOTE: Proposed for continuation to May 7, 1983.

3. 81.632E - 4050 - 17TH STREET, north side between Castro and Douglass Streets,
Lot 14 in Assessor's Block 2623 - Appeal of the Preliminary Negative
Declaration for construction of 8 UNITS on a lot approximately 8,375
square feet when up to one unit for each 1,000 square feet can be
allowed as a conditional use in an RH-3 (House, Three-Family) district
(Continued from the Regular Meeting of February 3, 1983)
NOTE: Proposed for continuation to April 21, 1983.

4. 81.632EC - 4050 - 17TH STREET, northside between Castro and Douglass Streets,
Lot 14 in Assessor's Block 2623 - Request for Authorization of
Conditional Use to permit 8 UNITS on a lot approximately 8,375
square feet when up to one unit for each 1,000 square feet can be
allowed as a conditional use in an RH-3 (House, Three-Family) distric
(Continued from the Regular Meeting of February 3, 1983)
NOTE: Proposed for continuation to April 21, 1983.

1:00 P.M. (Cont)

5. 82.8E - Consideration of Certification of the Final Environmental Impact Report for the proposed revisions to the Residence Element of the San Francisco Comprehensive Plan of the Master Plan.

6. 82.8EM - Consideration of adoption of proposed revisions to the Residence Element of the San Francisco Comprehensive Plan of the Master Plan.

2:15 P.M.

7. 83.60C - PIER 39, Lot 39 in Assessor's Block 9900 - Request for Authorization of Conditional Use to permit (A) modification of the original site plan to allow filling of open space at the north end of the pier with a carousel, (B) modification of the original site plan to allow construction of a pedestrian bridge linking the upper levels of buildings at the southeast corner of the pier, (C) reuse of space in Building Q formerly occupied by the carousel with commercial, recreation and retail uses, and (D) reconstruction of ticket booth and installation of signs and flagpole for Blue and Gold Tour Boats, in a C-2 (Community Business) district and in the Northern Waterfront Special Use District No. 1.

8. 82.395CE - 92 COLERIDGE STREET, northwest side between Fair Avenue and Virginia Streets, Lots 9 and 77 in Assessor's Block 5615; Appeal of the Preliminary Negative Declaration for construction of two 3-UNITS, 3-STORY above grade residential buildings with three parking spaces in each building requiring Conditional Use Authorization.
(Continued from the Regular Meeting of February 3, 1983)
NOTE: Proposed for continuation to a later date.

9. 82.395CE - 92 COLERIDGE STREET, northwest side between Fair Avenue and Virginia Streets, Lots 9 and 77 in Assessor's Block 5615 - Request for Authorization of Conditional Use to permit SIX DWELLINGS, three dwellings each on two lots each with 4,500 square feet when 4,500 square feet each is required in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of February 3, 1983)
NOTE: Proposed for continuation to a later date.

3:00 P.M.

10. 83.36C - COLUMBUS AVENUE and GREENWICH STREET, southwest corner (21-25 Scotland Streets), Lot 33 in Assessor's Block 90; Request for Authorization of Conditional Use for COMMERCIAL USE ABOVE THE GROUND FLOOR in a C-2 (Community Business) district and an initiated R-C (Residential-Commercial Combined) district.
(Continued from the Regular Meeting of March 3, 1983)
NOTE: Proposed for continuation to May 5, 1983.

NOTICE OF MEETING AND CALENDAR

-3-

April 7, 1983

3:00 P.M. (Cont)

11. 83.72C - 127-129 HUGO STREET, south side between 2nd and 3rd Avenues, Lot 24 in Assessor's Block 1751 - Request for Authorization of Conditional Use to permit a DAY CARE FACILITY for up to FORTY CHILDREN in an RH-2 (House, Two-Family) district.

12. 82.70C - 1177 CALIFORNIA STREET, southeast corner at Jones Street, Assessor's Block 253A - Request for Authorization of Conditional Use for RETAIL FOOD RESTAURANT in an RM-4 (Mixed Residential, High Density) district and the Nob Hill Special Use District.
NOTE: Proposed for continuation to May 5, 1983.

13. 83.79C - 76 COLLINGWOOD STREET, west side between 18th and Market Streets, Lot 13 in Assessor's Block 2648 - Request for Authorization of Conditional Use to permit SIX DWELLING UNITS on a lot with 6,156 square feet per unit is required in an RH-3 (House, Three-Family) district.

4:00 P.M.

14. Presentation of the North of Market Rezoning Study.

5:00 P.M.

15. 81.581C - 870 O'FARRELL STREET, northwest corner at Polk Street, a through lot with frontage on Myrtle Street, Lot 4 in Assessor's Block 716 - Request for Authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT for a 13-story RESIDENTIAL/COMMERCIAL COMPLEX containing up to 214 dwelling units, approximately 43,000 net square feet of office space, approximately 14,200 net square feet of retail space and parking for 175 cars requiring exceptions to City Planning Code standards for off-street parking, dwelling unit density, height above 40 feet, building bulk and commercial use above the ground story, in a C-2 (Community Business) district initiated for an RC-4 (Residential-Commercial Combined, High Density) district and in a 130-E Height and Bulk District.
(Continued from the Regular Meeting of March 3, 1983)
NOTE: Proposed for continuation to May 12, 1983.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656

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IN MEMORY OF CONGRESSMAN PHILLIP BURTON

The City Planning Commission will continue all matters, scheduled for consideration on April 14, 1983, to the dates indicated below.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 14, 1983
ROOM 282, CITY HALL
4:00 P.M.

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APR 25 1983

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

4:00 P.M.

1. 82.384EV - 400-416 SECOND STREET at Harrison Street, Lots 1, 113 in Assessor's Block 3763; Appeal of the Preliminary Negative Declaration for conversion of a 4-story building (warehouse, office) to office building with 72,000 square feet and 91 off-street parking stalls, including approximately 66 off-street parking stalls leased from adjacent lot, requiring off-street parking variance.

NOTE: Proposed for continuation to April 21, 1983.

2. 82.212ED - 300-350 GOUGH STREET and 383-395 HAYES STREET, southeast corner, Lot 9 in Assessor's Block 816 - Consideration of Request for Discretionary Review of Building Permit Application No. 8110944 for the conversion of 26 dwelling units to office use in a C-2 (Community Business) district.

(Continued from the Regular Meeting of March 10, 1983)
NOTE: Proposed for continuation to April 21, 1983.

3. 82.584EVC - 67-9 BELCHER STREET, east side between 15th and 16th Streets, Lot 74 in Assessor's Block 3537; Request for Authorization of Conditional Use to permit 12 DWELLING UNITS on a lot in an RH-3 (House, Three-Family) district of approximately 12,55 square feet when 1,000 square feet per unit is required.

NOTE: Proposed for continuation to April 21, 1983.
This item was officially advertised for 2:45 p.m., April 14, 1983.

4. 83.22U - 2001 FILLMORE STREET, northwest corner at Pine Street, Lot 5 in Assessor's Block 654; Request for Authorization of a Special Use for a DELICATESSEN, classified as a FAST FOOD establishment with sale of beer and wine for off-premises consumption in a C-2 (Community Business) district in the Upper Fillmore Special Use District. (Continued from the Regular Meeting of March 17, 1983)

NOTE: Proposed for withdrawal of application.

April 14, 1983

4:00 P.M. (Cont)

5. 83.132D - 1909 UNION STREET, south side between Laguna and Buchanan Streets, Lot 37 in Assessor's Block 542; Consideration of Request for Discretionary Review of Building Permit Application No. 8302391 for a retail bakery in the Union Street Neighborhood Commercial Special Use District.
6. 83.132D - 1909 UNION STREET, south side between Laguna and Buchanan Streets, Lot 37 in Assessor's Block 542; Discretionary Review of Building Permit Application No. 8302391 for a retail bakery in the Union Street Neighborhood Commercial Special Use District.
7. 81.187D - 133 YUKON STREET, southeast side, approximately 35 feet from the intersection of Short Street, Lot 34 in Assessor's Block 2716; Consideration of Discretionary Review of Building Permit Application No. 8103163 to construct a two-family residence with two off-street parking spaces.
8. 81.187D - 133 YUKON STREET, southeast side, approximately 35 feet from the intersection of Short Street, Lot 34 in Assessor's Block 2716; Discretionary Review of Building Permit Application No. 8103163, as described above.
9. 81.183ED - 123 MISSION STREET at Main Street, Lots 14-18 in Assessor's Block 3717; Public hearing on Draft Environmental Impact Report to construct a 27-story, 352,900 square-foot office building with a 100-space parking garage after demolition of a 2-story building and two 1-story buildings, project requires discretionary review approval.
10. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 21, 1983
ROOM 282, CITY HALL
10:00 A.M.

DOCUMENTS DEPT.

APR 25 1983

SAN FRANCISCO
PLANNING DEPARTMENT

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

9:00 A.M.

EXECUTIVE SESSION - To confer with Counsel on pending litigation at 450 McAllister Street.

10:00 A.M.

1. Current Matters
 - A. Director's Report
Consideration of a Resolution authorizing the Director of Planning to request, accept, and expend up to \$41,000 in EDA 302(a) Grant funds through amendment of the present grant and extension to March 31, 1984.
 - B. Commissioners' Questions and Matters
2. 83.112AD - 60 Hotaling Place, west side between Jackson and Washington Streets, within the Jackson Square Historic District, Lot 19 in Assessor's Block 196; Consideration of Discretionary Review of Building Permit Application No. 8301520 for alterations to accommodate a restaurant.
3. 83.112AD - 60 Hotaling Place, west side between Jackson and Washington Streets, within the Jackson Square Historic District, Lot 19 in Assessor's Block 196; Discretionary Review of Building Permit Application No. 8301520.
NOTE: The Certificate of Appropriateness required for exterior alterations necessary as part of this Building Permit Application has been recommended for approval by the Landmarks Preservation Advisory Board and will be processed administratively by the Department of City Planning.
4. EE81.62 - "J" Line Connection; Certification of the Final Environmental Impact Report/Statement for connection of 30th and Church Streets to the MUNI Metro Center at Ocean and San Jose Avenues.
5. 81.187D - 133 YUKON STREET, southeast side, approximately 35 feet from the intersection of Short Street, Lot 34 in Assessor's Block 2716; Consideration of Discretionary Review of Building Permit Application No. 8103163 to construct a two-family residence with two off-street parking spaces.
(Continued from the Regular Meeting of April 14, 1983)

10:00 A.M. (Cont)

6. 81.187D - 133 YUKON STREET, southeast side, approximately 35 feet from the intersection of Short Street, Lot 34 in Assessor's Block 2716; Discretionary Review of Building Permit Application No. 8103163, as described above.
7. 82.212ED - 300-350 GOUGH STREET and 383-395 HAYES STREET, southeast corner, Lot 9 in Assessor's Block 816; Discretionary Review of Building Permit Application No. 8110944 for the conversion of 26 dwelling units to office use in a C-2 (Community Business) district.
(Continued from the Regular Meeting of April 14, 1983)
8. 82.584EVC - 67-69 BELCHER STREET, east side between 15th and 16th Streets, Lot 74 in Assessor's Block 3537; Request for authorization of Conditional Use to permit 12 DWELLING UNITS on a lot, approximately 12,500 square feet in area in an RH-3 (House, Three-Family) district where one unit for each 1,000 square feet of lot area may be permitted.
(Continued from the Regular Meeting of April 14, 1983)

11:30 A.M.

9. 82.8EM - Consideration of adoption of proposed revisions to the Residence Element of the San Francisco Comprehensive Plan of the Master Plan. (Continued from the Regular Meeting of April 7, 1983)

* * * * *

1:00 P.M.

10. 82.22U - 2001 FILLMORE STREET, northwest corner at Pine Street, Lot 5 in Assessor's Block 654; Request for authorization of Special Use for a DELICATESSEN, classified as a FAST FOOD establishment with sale of beer and wine for off-premises consumption in a C-2 (Community Business) district in the Upper Fillmore Special Use District.
(Continued from the Regular Meeting of April 14, 1983)
NOTE: Recommended for indefinite continuation.

11. 83.132D - 1909 UNION STREET, south side between Laguna and Buchanan Streets, Lot 37 in Assessor's Block 542; Consideration of request for Discretionary Review of Building Permit Application No. 8302391 for a RETAIL BAKERY in the Union Street Neighborhood Commercial Special Use District.
(Continued from the Regular Meeting of April 14, 1983)

1:00 P.M. (Cont)

12. 83.132D - 1909 UNION STREET, south side between Laguna and Buchanan Streets, Lot 37 in Assessor's Block 542; Discretionary Review of Building Permit Application No. 8302391 for a RETAIL BAKERY in the Union Street Neighborhood Commercial Special Use District.
(Continued from the Regular Meeting of April 14, 1983)

1:15 P.M.

13. 82.569U - 325-327 CASTRO STREET, east side between 16th and Market Streets, Lot 17 in Assessor's Block 3562; Request for authorization of Special Use for conversion of two dwelling units to commercial office space (already in existence without proper permits) in a C-2 (Community Business) district in the Upper Market West Special Use District.
NOTE: Proposed for continuation to May 19, 1983.

14. 83.57U - 3968-3970 - 24TH STREET, north side between Noe and Sanchez Streets, Lot 15 in Assessor's Block 3654; Request for authorization of Special Use for COMMERCIAL SPACE over 2,500 square feet and commercial office space on the second floor (conversion of one dwelling unit) in an RC-1 (Residential-Commercial Combined, Low Density) district in the Noe Valley Special Use District.
(Continued from the Regular Meeting of March 24, 1983)

15. 83.78U - 4035-4039 - 18TH STREET, south side between Noe and Hartford Streets, Lots 81 and 82 in Assessor's Block 3583; Request for authorization of Special Use for a RESTAURANT EXPANSION to outdoor patio in a C-2 (Community Business) district in the Castro Street Special Use District.

16. 83.107U - 424 VALENCIA STREET, west side between 15th and 16th Streets, Lot 4 in Assessor's Block 3555; Request for authorization of Special Use for modification of Condition 1 of Motion 9603M authorizing the sale of beer and wine for off-premises consumption to sale of liquor for off-premises consumption within an existing retail grocery store in a C-M (Heavy Commercial) district in the Valencia Street Special Use District.

17. 83.114U - 1855 HAIGHT STREET, south side between Sanchez and Stanyan Streets, Lot 16 in Assessor's Block 1249; Request for authorization of Special Use for a CABARET permit (hours between 2:00 a.m. to 4:00 a.m.) within an existing bowling alley to provide food and audio-video entertainment in a C-2 (Community Business) district in the Haight Street Special Use District.

1:15 P.M. (Cont)

18. 83.53C - BOSWORTH STREET, southwest corner at Chilton Avenue, Lots 26 through 32 in Assessor's Block 6759 and Lot 33 in Assessor's Block 6760; Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for up to 20 dwelling units with parking access via required rear yards in an RH-2 (House, Two-Family) district.

2:00 P.M.

19. 83.115Z - 16TH STREET at HOFF, southwest corner, Lots 22 and 84 in Assessor's Block 3569; Request for reclassification of property from a C-M (heavy Commercial) and P (Public Use) district to an RC-3 or RC-4 (Residential-Commercial Combined Medium or High Density) district.
NOTE: Proposed for continuation to April 28, 1983.

20. 81.632E - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Appeal of the Preliminary Negative Declaration for construction of 8 UNITS on a lot approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as Conditional Use in an RH-3 (House, Three-Family) district.

(Continued from the Regular Meeting of April 7, 1983)

NOTE: Proposed for continuation to May 5, 1983.

21. 81.632EC - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Request for authorization of Conditional Use to permit 8 UNITS on a lot approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as Conditional Use in an RH-3 (House, Three-Family) district.

(Continued from the Regular Meeting of April 7, 1983)

NOTE: Proposed for continuation to May 5, 1983.

2:45 P.M.

22. 82.547CM - Consideration of amendment to the Northeastern Waterfront Plan, a part of the Comprehensive Plan. The major changes to the plan involve: a) allowing all but approximately 170 feet of the northerly portion of the Pier 5 bulkhead building to remain rather than be removed, b) allowing the Ferryboat KLAMATH to remain at Pier 5, and c) removing the approximately 50 feet of the northerly portion of the Pier 3 bulkhead building.

NOTE: Copies of the specific language of the proposed amendment are available for review. Contact George Williams at 558-4305 for further information.

2:45 P.M. (Cont)

23. 82.547CM - PIER 3, THE EMBARCADERO; Request for authorization of Conditional Use to permit CONVERSION OF THE FERRYBOAT FRESNO TO OFFICE and public access in a C-2 (Community Business) district and the Northern Waterfront Special Use District No. 1.

24. 82.279Q - 3734-3736 BRODERICK STREET, east side between Marina Boulevard and Jefferson Street, Lot 17 in Assessor's Block 911; Review for consistency with the Master Plan for a 4-UNIT CONDOMINIUM CONVERSION subdivision and for consideration of a proposed EXCEPTION from moderate-income price restrictions of Subdivision Code Section 1341 in an RH-2 (House, Two-Family) district.
NOTE: Application has been withdrawn.

25. 82.555Q - 2077 JACKSON STREET, South side between Laguna and Octavia Streets, Lot 11 in Assessor's Block 602; Review for consistency with the Master Plan for a 19-UNIT CONDOMINIUM CONVERSION subdivision in an RM-2 (Mixed Residential, Moderate Density) district.

26. 82.557Q - 595 - 12TH AVENUE, northwest corner at Balboa Street, Lot 21 in Assessor's Block 1555; Review for consistency with the Master Plan for a 12-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district.

27. 82.560Q - 3789 FILLMORE STREET, northwest corner at Retiro Way, Lot 1 in Assessor's Block 438A; Review for consistency with the Master Plan for a 9-UNIT CONDOMINIUM CONVERSION subdivision in an RM-3 (Mixed Residential, Medium Density) district.

28. 82.565Q - 990-998 UNION STREET, northeast corner at Jones Street, Lot 10 in Assessor's Block 99; Review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RM-2 (Mixed Residential, Moderate Density) district.
NOTE: Proposed for continuation to May 19, 1983.

29. 82.566Q - 262 FREDERICK STREET, north side between Clayton and Downey Streets, Lot 24 in Assessor's Block 1254; Review for consistency with the Master Plan for a 5-UNIT CONDOMINIUM CONVERSION subdivision in an RH-3 (House, Three-Family) district.

30. 82.588Q - 2409 SCOTT STREET, west side between Jackson Street and Pacific Avenue, Lot 3 in Assessor's Block 978; Review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RM-1 (Mixed Residential, Low Density) district.

2:45 P.M. (Cont)

31. 82.589Q - 3255 BRODERICK STREET, northwest corner at Francisco Street, Lot 1 in Assessor's Block 931; Review for consistency with the Master Plan for an 18-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district.

32. 82.607Q - 3675 FILLMORE STREET, west side between Beach Street and Cervantes Boulevard, Lot 16 in Assessor's Block 443A; Review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RM-3 (Mixed Residential, Medium Density) district.

33. 82.610Q - 120 PARNASSUS AVENUE, north side between Cole and Shrader Streets, Lot 7 in Assessor's Block 1272; Review for consistency with the Master Plan for a 12-UNIT CONDOMINIUM CONVERSION subdivision in an RH-3 (House, Three-Family) district.

34. 82.631Q - 2772-2786 JACKSON STREET, north side between Divisadero and Scott Streets, Lot 7 in Assessor's Block 978; Review for consistency with the Master Plan for a 7-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district.

4:00 P.M.

35. 82.394EV - 400-416 SECOND STREET at Harrison Street, Lots 1 and 113 in Assessor's Block 3763; Appeal of the Preliminary Negative Declaration for conversion of a 4-story building (warehouse, office) to office building with 72,000 square feet and 91 off-street parking stalls, including approximately 66 off-street parking stalls leased from adjacent lot, requiring off-street parking variance.

(Continued from the Regular Meeting of April 14, 1983)

36. 81.687ED - 222 KEARNY STREET at Sutter Street, Lots 10, 11 and 29 in Assessor's Block 288; demolition of a 4-story building at 220 Kearny Street; retention of the street facades of a 6-story building at 154 Sutter Street and the 5-story Adam building at 200 Kearny Street; construction of an approximately 315-foot-tall, 19-story (plus two mechanical levels) building of about 280,065 square feet as follows: 270,910 square foot office, 10,000 square foot retail, 123 valet parking and two loading spaces, requiring Discretionary Review by the City Planning Commission, and demolition and building permits.

5:00 P.M.

37. 81.183ED - 123 MISSION STREET at Main Street, Lots 14-18 in Assessor's Block 3717; Public hearing on Draft Environmental Impact Report to construct a 27-story, 352,900 square foot office building with a 100-space parking garage after demolition of a 2-story building and two 1-story buildings, project requiring discretionary review approval.

(Continued from the Regular Meeting of April 14, 1983)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 28, 1983
ROOM 282, CITY HALL
1:00 P.M.

APR 28 1983

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:00 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

1:15 P.M.

2. EE81.62 - "J" LINE CONNECTION; Certification of the final Environmental Impact Report/Statement for connection of 30th and Church Streets to the Muni Metro Center at Ocean and San Jose Avenues.
NOTE: Public hearing is closed.

3. 82.212ED - 300-350 GOUGH STREET and 383-395 HAYES STREET, southeast corner, Lot 9 in Assessor's Block 816; Adoption of Motion approving Building Permit Application No. 8110944 with conditions.
NOTE: Public hearing is closed.

4. 83.107U - 424 VALENCIA STREET, west side between 15th and 16th Streets, Lot 4 in Assessor's Block 3555; Adoption of Motion approving Special Use sale of liquor for off-premises consumption within an existing grocery store.
NOTE: Public hearing is closed.

5. MISSION BAY PROJECT; Informational Presentation concerning planning process and development proposed for the Mission Bay Project of the Southern Pacific Development Company.

2:00 P.M.

6. 83.115Z - 16TH STREET at HOFF, southwest corner, Lots 22 and 84 in Assessor's Block 3569; Request for reclassification of property from a C-M (Heavy Commercial) and P (Public Use) district to an RC-3 or RC-4 (Residential-Commercial Combined, Medium or High Density) district.
(Continued from the Regular Meeting of April 21, 1983)

4:00 P.M.

7. 88.147D - 575, 577, 579 - 27TH STREET, south side between Castro and Noe Streets, Lots 34, 35 and 36 in Assessor's Block 6590; Discretionary Review of Building Permit Application Nos. 8301996, 8301997 and 8301998 to construct a three-unit dwelling on each of three lots.

5:00 P.M.

6. 83.142P - LOCAL COASTAL PROGRAM AND WESTERN SHORELINE PLAN (LCP) -- addendum to the LCP specifying the procedures by which future Coastal Zone permit applications will be reviewed by the Department of City Planning -- including procedures with respect to the determination of coastal permit jurisdiction, findings, and special Coastal Zone notification procedures and appeal.

Also realignment of Equestrian Trail along the La Playa right-of-way from Sutro Heights Park to Balboa Street -- revising the conceptual plan in the LCP.

5:30 P.M.

9. 82.358E - 355 BUENA VISTA AVENUE EAST at Park Hill Avenue, Lots 1 and 1A in Assessor's Block 2607; Public hearing on the draft Environmental Impact Report; Park Hill Residential; Convert St. Joseph's Hospital, chapel and convent on 110,000 square foot site to 153 dwelling units and construct 47 new units on location of existing parking lot for a total of 200 market-rate units with 200 off-street parking stalls, requiring rezoning from RH-1 to RM-2 and approval of Planned Unit Development.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 5, 1983
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

MAY 9 1983

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

12:00 NOON - Field Trip - To view the sites of matters to be considered by the City Planning Commission

1:00 P.M.

1. Current Matters

A. Director's Report

1. Consideration of a resolution authorizing the Director of Planning to negotiate and execute an agreement with the Metropolitan Transportation Commission to undertake the Center City Brokerage Program.
2. Consideration of a resolution authorizing the Director of Planning to negotiate and execute an agreement with Ruth and Going, Inc. to complete the existing Scope of Work for the Transportation Brokerage Element of the Comprehensive Downtown TSM Program.

B. Commissioners' Questions and Matters

1:30 P.M.

2. EE80.355 - 613-621 MARKET, NEW MONTGOMERY PLACE, Lots 3, 54, 55, 56, and 60 in Assessor's Block 3707; Certification of the Final Environmental Impact Report for construction of a 18-story, 240,760 square feet of offices, about 2,200 square feet of banking, incorporating HOFFMAN'S GRILL (City Landmark) after demolishing four buildings.
3. 83.147D - 575, 577, 579 - 27TH STREET, south side between Castro and Noe Streets, Lots 34, 35 and 36 in Assessor's Block 6590; Discretionary Review of Building Permit Application Nos. 8301996, 8301997 and 8301998 to construct a three-unit dwelling on each of three lots. (Continued from the Regular Meeting of April 28, 1983)
4. 82.212ED - 300-350 GOUGH STREET and 383-395 HAYES STREET, southeast corner, Lot 9 in Assessor's Block 816; Adoption of Motion approving Building Permit Application No. 8110944 with conditions. (Continued from the Regular Meeting of April 28, 1983)

1:30 P.M. (Cont)

5. 81.632E - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Appeal of the Preliminary Negative Declaration for construction of 8 UNITS on a lot approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district. (Continued from the Regular Meeting of April 21, 1983)
NOTE: Proposed for continuation to May 19, 1983.

6. 81.632EC - 4050 - 17TH STREET, northside between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Request for Authorization of Conditional Use to permit 8 UNITS on a lot approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district (Continued from the Regular Meeting of April 21, 1983)
NOTE: Proposed for continuation to May 19, 1983.

7. 82.563ED - 939 CLEMENT STREET, Lots 44 and 45 in Assessor's Block 1442; Consideration of Discretionary Review of Building Permit Application No. 8210093 for construction of 7,340 gross square feet, two-story restaurant with partial third-story, after demolition of two commercial buildings.
(Continued from the Regular Meeting of March 10, 1983)

8. 82.563ED - 939 CLEMENT STREET, Lots 44 and 45 in Assessor's Block 1442; Discretionary Review of Building Permit Application No. 8210093.
(Continued from the Regular Meeting of March 10, 1983)

2:15 P.M.

9. 83.100C - 1200 SACRAMENTO STREET, northwest corner at Taylor Street, Lot 3C in Assessor's Block 221 - Request for Authorization of Conditional Use to permit a roof garden, a STRUCTURE OVER 40 FEET IN AN R DISTRICT in an RM-4 (Mixed Residential, High Density) district and an 160-A Height and Bulk district.

10. 83.105C - 341 BROADWAY, south side between Montgomery and Sansome Streets, Lot 29 in Assessor's Block 164 - Request for Authorization of Conditional Use to permit OFFICES ABOVE THE GROUND FLOOR in an initiated RC-4 (Residential-Commercial Combined, High Density) district and a C-2 (Community Business) district.

11. 83.97CV - WALBRIDGE STREET, southwest corner at Carter Street, Lots 1 and 7 in Assessor's Block 6428 - Request for Authorization of Conditional Use to permit OFF-STREET PARKING FACILITY to serve a use permitted in an R District in an RH-2 (House, Two-Family) district.

12. 83.116C - 737 BUENA VISTA WEST, west side between Frederick Street and Central Avenue, Lot 12 in Assessor's Block 1256 - Request for Authorization of Conditional Use to permit AN INN WITH 5 ROOMS in an RH-3 (House, Three-Family) district.

2:15 P.M. (Cont)

13. 83.36C - COLUMBUS AVENUE and GREENWICH STREET, southwest corner (21-25 Scotland Streets), Lot 33 in Assessor's Block 90; Request for Authorization of Conditional Use for COMMERCIAL USE ABOVE THE GROUND FLOOR in a C-2 (Community Business) district and an initiated R-C (Residential-Commercial Combined) district.

(Continued from the Regular Meeting of April 7, 1983)

14. 83.72C - 127-129 HUGO STREET, south side between 2nd and 3rd Avenues, Lot 24 in Assessor's Block 1751 - Request for Authorization of Conditional Use to permit a DAY CARE FACILITY for up to FORTY CHILDREN in an RH-2 (House, Two-Family) district.

(Continued from the Regular Meeting of April 7, 1983)

15. 82.70C - 1177 CALIFORNIA STREET, southeast corner at Jones Street, Assessor's Block 253A - Request for Authorization of Conditional Use for RETAIL FOOD RESTAURANT in an RM-4 (Mixed Residential, High Density) district and the Nob Hill Special Use District.

(Continued from the Regular Meeting of April 7, 1983)

NOTE: Proposed for continuation to May 19, 1983.

3:30 P.M.

16. 82.631Q - 2772-2786 JACKSON STREET, north side between Divisadero and Scott Streets, Lot 7 in Assessor's Block 978; Review for consistency with the Master Plan for a 7-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district.

(Continued from the Regular Meeting of April 21, 1983)

NOTE: Proposed for continuation to May 19, 1983.

17. 82.564Q - 845 LAKE STREET, south side between 9th and 10th Avenues, Lot 43 in Assessor's Block 1360 - Review for Consistency with the Master Plan for a 5-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district.

18. 82.435ET - Amendment to Section 207 of the City Planning Code and addition of Section 207.2 to the City Planning Code to permit one additional secondary dwelling unit in owner-occupied, single-family houses in R districts.

(Continued from the Regular Meeting of February 17, 1983)

5:00 P.M.

19. 81.403ED - 814-828 STOCKTON STREET, between Sacramento and Clay Streets, and abutting Hang Ah Alley, and Pagoda Place, Lot 14 in Assessor's Block 225 - Discretionary Review of Building Permit Application No. 8207773-S in the Downtown Interim Special Review Area to construct a 12-story building containing 29 residential condominiums, 3,460 square feet of office space, 3,260 square feet of retail space in the C-3-G (Downtown General Commercial) district and 160-F Height and Bulk District.

(Continued from the Regular Meeting of April 7, 1983)

NOTICE OF MEETING AND CALENDAR

-4-

May 5, 1983

6:30 P.M.

20. 82.395CE - 92 COLERIDGE STREET, northwest side between Fair Avenue and Virginia Streets, Lots 9 and 77 in Assessor's Block 5615 - Request for Authorization of Conditional Use to permit SIX DWELLINGS, three dwellings each on two lots each with 4,500 square feet when 4,500 square feet each is required in an RH-2 (House, Two-Family) district. (Continued from the Regular Meeting of April 7, 1983)

7:00 P.M.

21. 82.241E - 600 HARRISON STREET at Second Street; Lot 73 in Assessor's Block 3750; Public hearing on the Draft Environmental Impact Report for new construction of 6-story, approximately 238,000 square-foot structure (228,000 square feet office, 10,000 square feet retail) on existing parking lot, requiring parking variance.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

ADDENDUM

DOCUMENTS DEPT.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 5, 1983
ROOM 282, CITY HALL
1:00 P.M.

MAY 9 1983

SAN FRANCISCO
PUBLIC LIBRARY

1:00 P.M.

1-a. Consideration of initiation of proposed text amendment to Section 126(e)3 of the City Planning Code to extend the interim period of time for limitation on development bonuses within the C-3 (Downtown Commercial) districts from September 1, 1983 to May 1, 1984.

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DOCUMENTS DEPT.

NOTICE OF MEETING
AND CALENDAR
OF THE
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 12, 1983
ROOM 282, CITY HALL
1:00 P.M.

MAY 11 1983

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:00 P.M.

1. 82.15ET - Consideration of a proposed amendment to the City Planning Code to establish Article 7, a new section for neighborhood commercial districts including all C-1, C-2, C-M, RC-1, RC-2, RC-3 and RC-4 districts and the Union Street Special Use District.
(Continued from the Regular Meeting of March 24, 1983)
NOTE: Proposed for continuation to June 9, 1983.
2. 81.403ED - 814-828 STOCKTON STREET, between Sacramento and Clay Streets, and abutting Hang Ah Alley, and Pagoda Place, Lot 14 in Assessor's Block 225 - Discretionary Review of Building Permit Application No. 8207773-S in the Downtown Interim Special Review Area to construct a 12-story building containing 29 residential condominiums, 3,460 square feet of office space, 3,260 square feet of retail space in the C-3-G (Downtown General Commercial) district and 160-F Height and Bulk District.
(Continued from the Regular Meeting of May 5, 1983)
NOTE: Proposed for continuation to May 19, 1983.
3. 83.105C - 341 BROADWAY, south side between Montgomery and Sansome Streets, Lot 29 in Assessor's Block 164 - Request for Authorization of Conditional Use to permit OFFICES ABOVE THE GROUND FLOOR in an initiated RC-4 (Residential-Commercial Combined, High Density) district and a C-2 (Community Business) district.
(Continued from the Regular Meeting of May 5, 1983)
4. 83.36C - COLUMBUS AVENUE and GREENWICH STREET, southwest corner (21-25 Scotland Streets), Lot 33 in Assessor's Block 90; Request for Authorization of Conditional Use for COMMERCIAL USE ABOVE THE GROUND FLOOR in a C-2 (Community Business) district and an initiated R-C (Residential-Commercial Combined) district.
(Continued from the Regular Meeting of May 5, 1983 for adoption of findings. Public Hearing is closed)

1:30 P.M.

5. Current Matters

A. Director's Report

1. VAN NESS AVENUE PLAN; Land Use and Urban design policies for new development along a 63-block area affecting properties along Van Ness Avenue from Market Street, north to Beach Street. Presentation of the plan to the Commission as an information item.
2. Consideration of initiation of an Ocean Avenue Affordable Housing Special Use District - Ocean Avenue between Faxon and Manor Streets.
3. Consideration of initiation of Monterey Boulevard Affordable Housing Special Use District - Monterey Boulevard at Ridgewood Street.

B. Commissioners' Questions and Matters

1. Consideration of initiation of proposed text amendment to Section 126(e) of the City Planning Code to reduce the permitted Floor Area Ratio (FAR) in the C-3-0 (Downtown Commercial-Office) district from 14:1 to 10:1 for eight-month period, and extend the period of time for limitation on development bonuses for an eight-month period

2:30 P.M.

6. 81.581C - 870 O'FARRELL STREET, northwest corner at Polk Street, a through lot with frontage on Myrtle Street, Lot 4 in Assessor's Block 716 - Request for Authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT for a 13-STORY RESIDENTIAL/COMMERCIAL COMPLEX containing up to 214 dwelling units, approximately 43,000 net square feet of office space, approximately 14,200 net square feet of retail space and parking for 175 cars requiring exceptions to City Planning Code standards for off-street parking, dwelling unit density, height above 40 feet, building bulk and commercial use above the ground story, in a C-2 (Community Business) district initiated for an RC-4 (Residential Commercial Combined, High Density) district and in a 130-E Height and Bulk District.

(Continued from the Regular Meeting of April 7, 1983)

3:30 P.M.

7. 83.52E - Appeal of the Preliminary Negative Declaration for proposed addition to San Francisco Administrative Code of Chapter 41, commonly referred to as the RESIDENTIAL HOTEL CONVERSION AND DEMOLITION ORDINANCE. This Ordinance, initiated by the Board of Supervisors, has the stated purpose: to benefit the general public by minimizing adverse impact on the housing supply and on displaced low-income, elderly and disabled persons resulting from the loss of residential hotel units through their conversion and demolition. This is to be accomplished by establishing the status of residential hotel units, by regulation of the demolition and conversion of residential hotel units to other uses, and by appropriate administrative and judicial remedies.

NOTE: Proposed for continuation to May 19, 1983.

3:30 P.M. (Cont)

8. 83.52E - Public hearing on the proposed addition to San Francisco Administrative Code of Chapter 41, commonly referred to as the RESIDENTIAL HOTEL CONVERSION AND DEMOLITION ORDINANCE, as described above.
NOTE: Proposed for continuation to May 19, 1983.

4:00 P.M.

9. 83.95C - THE WISCONSIN STREET SITE, within an area generally bounded by 23rd Street on the north, Wisconsin Street on the east, 26th Street on the south and De Haro Street on the west, and including the northwest corner of 26th and De Haro Streets, Lot 1 in Assessor's Block 4218, Lot 15 in Assessor's Block 4219, Lot 6 in Assessor's Block 4282A, Lots 3, 11, 12 and 13 in Assessor's Block 4283A - Request for MODIFICATION OF PLANNED UNIT DEVELOPMENT authorized by the City Planning Commission on February 11, 1982 to allow development of up to 120 dwelling units authorized on that date with a different site plan and building forms than stipulated in the conditions of Commission Resolution No. 9311. The proposed new site plan would have more private usable open space per dwelling unit than the authorized plan but would reduce the amount of common open space and recreation facilities in the former Carolina Street right-of-way, and would allow demolition of an existing 10-unit dwelling proposed for rehabilitation as the authorized site plan. Open space for community use shown on the authorized site plan north of 25th Street would remain under the current proposal. The current application would seek modification of any conditions of Resolution No. 9311 that would be inconsistent with the proposed site plan.

4:30 P.M.

10. 81.245DA - Designated Landmark No. 144, THE HOFFMAN GRILL, Lot 55 in Assessor's Block 3707 - Application for a Certificate of Appropriateness for construction of an 18-story, 265-foot tall OFFICE BUILDING above and around this Landmark facing Market Street and through to New Montgomery Street, acting on the pending recommendation of the Landmarks Preservation Advisory Board.

11. 81.245DA - NEW MONTGOMERY PLACE, Lot 55 in Assessor's Block 3707 - Discretionary Review of Building Permit Application No. 8300054 for construction of an 18-story office building containing approximately 240,760 gross square feet and incorporating HOFFMAN'S GRILL, a City Landmark, after demolition of four buildings.

THE CITY PLANNING COMMISSION WILL RECESS AT 5:45 P.M. AND

RECONVENE AT 7:00 P.M.

7:00 P.M.

12. UNION STREET DESIGN GUIDELINES and PROPOSAL FOR UNION STREET SPECIAL SIGN DISTRICT. A presentation by the Union Street Committee for the information of and consideration by the City Planning Commission.
13. 83.140D - 2117 UNION STREET, south side between Fillmore and Webster Streets, Lot 26 in Assessor's Block 540; Consideration of request for Discretionary Review of Building Permit Application No. 8301349 proposing interior remodeling and changes to the building facade in the Union Street Neighborhood Commercial Special Use District.
14. 83.140D - 2117 UNION STREET, south side between Fillmore and Webster Streets, Lot 26 in Assessor's Block 540; Discretionary Review of Building Permit Application No. 8301349, as described above.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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NOTICE OF MEETING
AND CALENDAR
OF THE
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 19, 1983
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

MAY 20 1983

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:00 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters
2. 82.70C - 1177 CALIFORNIA STREET, southeast corner at Jones Street, Assessor's Block 263A; Request for authorization of Conditional Use for RETAIL FOOD RESTAURANT in an RM-4 (Mixed Residential, High Density) district and the Nob Hill Special Use District.
(Continued from the Regular Meeting of May 5, 1983)
3. 81.632E - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Appeal of the Preliminary Negative Declaration for construction of 8 UNITS on a lot approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of May 5, 1983)
NOTE: Proposed for continuation to June 16, 1983.
4. 81.632EC - 4050 - 17TH STREET, northside between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Request for authorization of Conditional Use to permit 8 UNITS on a lot approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of May 5, 1983)
NOTE: Proposed for continuation to June 16, 1983.
5. 83.36C - COLUMBUS AVENUE and GREENWICH STREET, northwest corner (21-25 Scotland Street), Lot 33 in Assessor's Block 90; Request for authorization of Conditional Use for COMMERCIAL USE ABOVE THE GROUND FLOOR in a C-2 (Community Business) district and an initiated R-C (Residential-Commercial Combined) district.
(Continued from the Regular Meeting of May 12, 1983 for adoption of findings.)
NOTE: Public hearing is closed.

1:00 P.M. (Cont)

6. 83.53C - BOSWORTH STREET, southwest corner at Chilton Avenue, Lots 26 through 32 in Assessor's Block 6759 and Lot 33 in Assessor's Block 6760; Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for up to 20 dwelling units with parking access via required rear yards in an RH-2 (House, Two-Family) district. (Continued from the Regular Meeting of April 21, 1983)

1:30 P.M.

7. 82.563ED - 939 CLEMENT STREET, Lots 44 and 45 in Assessor's Block 1442; Discretionary Review of Building Permit Application No. 8210093 for construction of 7,340 gross square feet, 2-story restaurant with partial third story, after demolition of two commercial buildings.

(Continued from the Regular Meeting of May 5, 1983)

NOTE: Proposed for continuation to May 26, 1983.

8. 83.74ED - 775-795 DIVISADERO STREET, southwest corner at Fulton Street, Lot 1 in Assessor's Block 1182; Discretionary Review of Building Permit Application Nos. 8301478 and 8301479 proposing retail structures having total floor area of 9,950 square feet with parking for 22 cars in a C-2 (Community Business) district and in the Divisadero Street Auto-Oriented Use Discretionary Review Policy Area.

2:00 P.M.

9. 83.25EZ - 29-31 HILL STREET, south side between Guerrero and Valencia Streets, Lot 81 in Assessor's Block 3617; Request to reclassify property from an RH-3 (House, Three-Family) district to an RM-2 (Mixed Residential, Moderate Density) district.

10. 83.115ZC - 30 HOFF STREET, west side, a through lot to Rondel Place between 16th and 17th Streets, Lot 84 in Assessor's Block 3569; Request for authorization of Conditional Use to permit parking for approximately 36 vehicles above the ground floor in C-M (Heavy Commercial) and P (Public) districts recommended for reclassification to an RC-3 (Residential-Commercial Combined, Medium Density) district.

11. 82.395CE - 92 COLERIDGE STREET, northwest side between Fair Avenue and Virginia Streets, Lots 9 and 77 in Assessor's Block 5615; Request for authorization of Conditional Use to permit SIX DWELLINGS, three dwellings each on two lots each with 4,500 square feet when 4,500 square feet each is required in an RH-2 (House, Two-Family) district.

(Continued from the Regular Meeting of May 5, 1983)

2:00 P.M. (Cont)

12. 83.99EC - 644 BROADWAY STREET, north side between Stockton Street and Columbus Avenue, Lot 6 in Assessor's Block 146; Request for authorization of Conditional Use to permit a structure over 40 feet (approximately 45 feet) in an R district (initiated RC-4) (Residential-Commercial Combined, High Density) district and a 65-foot Height and Bulk district.

3:00 P.M.

13. 82.631Q - 2772-2786 JACKSON STREET, north side between Divisadero and Scott Streets, Lot 7 in Assessor's Block 978; Review for consistency with the Master Plan for a 7-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district. (Continued from the Regular Meeting of May 5, 1983)
NOTE: Proposed for continuation to June 16, 1983.

14. 82.565Q - 990-998 UNION STREET, northeast corner at Jones Street, Lot 10 in Assessor's Block 99; Review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RM-2 (Mixed Residential, Moderate Density) district. (Continued from the Regular Meeting of April 21, 1983)
NOTE: Proposed for continuation to June 16, 1983.

15. 82.564Q - 845 LAKE STREET, south side between 9th and 10th Avenues, Lot 43 in Assessor's Block 1360; Review for consistency with the Master Plan for a 5-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district. (Continued from the Regular Meeting of May 5, 1983)

16. 83.81L - Consideration of the McMORRY-LAGAN HOUSE at 188-198 Haight Street, Lot 11 in Assessor's Block 852, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the above building and site as a Landmark pursuant to Article 10 of the City Planning Code.

17. 83.117C - 348 CHURCH STREET, west side between 15th and 16th Streets, Lot 5 in Assessor's Block 3558; Request for continuance of Non-Conforming RUG CLEANING PLANT in an RM-2 (Mixed Residential, Moderate Density) district.

18. 82.494C - 3400-3402 - 16TH STREET, northwest corner at Church Street, Lots 8 and 9 in Assessor's Block 3558; Request for continuance of Non-Conforming SCHOOL SUPPLY WAREHOUSE in an RM-2 (Mixed Residential, Moderate Density) district.

3:30 P.M.

19. 82.569U - 325-327 CASTRO STREET, west side between 16th and Market Streets, Lot 17 in Assessor's Block 3562; Request for authorization of Special Use for conversion of two dwelling units to commercial office space (already in existence without proper permits) in a C-2 (Community Business) district in the Upper Market West Special Use District.
(Continued from the Regular Meeting of April 21, 1983)

20. 82.568U - 1830 UNION STREET, north side between Octavia and Laguna Streets, Lot 11 in Assessor's Block 530; Request for authorization of Special Use for a RESTAURANT expansion to be used as accessory storage space with approximately 330 square feet of new construction at the rear portion of the lot in a C-2 (Community Business) district in the Union Street Special Use District.
NOTE: Proposed for continuation to June 30, 1983.

21. 83.172U - 401 VALENCIA STREET, southeast corner at 15th Street, Lot 29 in Assessor's Block 3554; Request for authorization of Special Use for sale of liquor for off-premises consumption within an existing Delicatessen/Restaurant in a C-M (Heavy Commercial) district in the Valencia Street Special Use District.

22. 83.170U - 2257 MARKET STREET, south side between Sanchez and Noe Streets, Lot 17 in Assessor's Block 3559; Request for authorization of Special Use for modifying conditions in Motion No. 9598M for a new restaurant in a C-2 (Community Business) district in the Upper Market Special Use District.

23. 83.169U - 444-448 CASTRO STREET, west side between Market and 18th Streets, Lot 6 in Assessor's Block 2647; Request for authorization of Special Use for modifying an already approved new construction project for a Savings and Loan by adding a basement to be used as storage in a C-2 (Community Business) district in the Castro Street Special Use District.

24. 83.136U - 1704 UNION STREET, northwest corner at Gough Street, Lot 2A in Assessor's Block 529; Request for authorization of Special Use of an accessory parking space to commercial space in a C-2 (Community Business) district in the Union Street Special Use District.

25. 83.124U - 3006 BUCHANAN STREET, northeast corner at Union Street, Lot 14 in Assessor's Block 531; Request for authorization of Special Use for sale of beer and wine for off-premises consumption within an existing Delicatessen/Fast Food establishment in a C-2 (Community Business) district in the Union Street Special Use District.

3:30 P.M. (Cont)

26. 83.122U - 3872-3874 - 24TH STREET, north side between Sanchez and Vicksbury Streets, Lot 17 in Assessor's Block 3652; Request for authorization of Special Use for conversion of a second floor residential unit to commercial office space (space already being used commercially without proper permits) in an RC-1 (Residential-Commercial, Low Density) district in the Noe Valley Special Use District.

4:30 P.M.

27. 81.400ED - POST-MASON HOTEL, 500-524 Post near Mason, Lots 4 and 5 in Assessor's Block 297; Public hearing of the draft Environmental Impact Report to construct 315,000 square-foot, 21-story, 350 guest room hotel with 140 parking spaces in 5 subsurface levels; demolition of a 3-level parking garage; requiring Conditional Use authorization.

6:30 P.M.

28. 81.403ED - 814-828 STOCKTON STREET, between Sacramento and Clay Streets, and abutting Hang Ah Alley, and Pagoda Place, Lot 14 in Assessor's Block 225; Discretionary Review of Building Permit Application No. 8207773-S in the Downtown Interim Special Review Area to construct a 12-story building containing 29 residential condominiums, 3,400 square feet of office space in the C-3-G (Downtown General Commercial) district and 160-F Height and Bulk District
(Continued from the Regular Meeting of May 12, 1983)

7:00 P.M.

29. 83.52E - Appeal of the Preliminary Negative Declaration for proposed addition to San Francisco Administrative Code of Chapter 41, commonly referred to as the RESIDENTIAL HOTEL CONVERSION AND DEMOLITION ORDINANCE. This Ordinance, initiated by the Board of Supervisors, has the stated purpose: to benefit the general public by minimizing adverse impact on the housing supply and on displaced low-income, elderly and disabled persons resulting from the loss of residential hotel units through their conversion and demolition. This is to be accomplished by establishing the status of residential hotel units, by regulation of the demolition and conversion of residential hotel units to other uses, and by appropriate administrative and judicial remedies.
(Continued from the Regular Meeting of May 12, 1983)

7:00 P.M. (Cont)

30. 83.52E - Public hearing on the proposed addition to San Francisco Administrative Code of Chapter 41, commonly referred to as the RESIDENTIAL HOTEL CONVERSION AND DEMOLITION ORDINANCE, as described above.

(Continued from the Regular Meeting of May 12, 1983)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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6/2/83

NOTICE OF MEETING
AND CALENDAR
OF THE
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 2, 1983
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

JUN 2 1983

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:00 P.M.

1. Current Matters

A. Director's Report

1. Consideration of a Resolution urging the Board of Supervisors to accept a gift of up to \$450,000 from the Southern Pacific Development Company for use by the Department of City Planning to carry out planning, zoning, and related studies in the Central Waterfront/Mission Bay Area.
2. Consideration of a Resolution authorizing the Director of Planning to enter into a contract with a consultant team, led by Sedway Cooke Associates, for planning, zoning, and related studies in the Central Waterfront/Mission Bay Area for an amount not to exceed \$450,000.

B. Commissioners Questions and Matters

1:45 P.M.

2. 82.649EC - SOUTH CHINA BASIN HELIPORT, between China Basin, Mission Rock and 3rd Streets near Pier 48, a portion of seawall, Lot 337 in Assessor's Block 3880; Appeal of the Preliminary Negative Declaration for proposed helicopter landing area with underground fueling facilities and parking area for helicopters, to be used for business and commercial purposes.

NOTE: Proposed for continuation to June 23, 1983.

3. 83.130C - 2375 SACRAMENTO STREET, south side between Webster and Buchanan Streets, Lot 14 through 16 in Assessor's Block 637; Request for authorization of Conditional Use to allow EXPANSION OF A SCHOOL SITE for creation of a play area in an RM-1 (Mixed Residential, Low Density) district.

4. 83.160EZ - WEST SIDE OF CORBETT AVENUE, south of Iron Alley (Corbett School), Lot 2 in Assessor's Block 2718; Request for reclassification of property from a P (Public Use) district to an RH-1 (House, One-Family) district.

5. 83.80C - 274 BRANNAN STREET, northwest side between 1st and 2nd Streets, Lot 27 in Assessor's Block 3774; Request for authorization of Conditional Use to permit a MICROWAVE TRANSMITTING AND RECEIVING TOWER in an M-2 (Heavy Industrial) district.

1:45 P.M. (Cont)

6. 83.151C - 760 - 35TH AVENUE, east side between Balboa and Cabrillo Streets, Lot 22 in Assessor's Block 1610; Request for authorization of Conditional Use to permit a RESIDENTIAL CARE FACILITY FOR TEN PERSONS in an RH-2 (House, Two-Family) district.
7. 82.411QC - 1249-1251 LOMBARD STREET, south side between Polk and Larkin Streets, Lot 26 in Assessor's Block 501; Request for authorization of Conditional Use to permit THREE DWELLING UNITS on a lot in an RH-2 (House, Two-Family) district with 5,280 square feet when 1,500 square feet per unit is required.
8. 83.89R - VALLEJO STREET, northwest corner at RUSSIAN HILL PLACE; Review for consistency with the Master Plan for a revokable encroachment permit to OCCUPY A PORTION OF THE PUBLIC RIGHT OF WAY WITH A PARKING PAD FOR PRIVATE USE.

3:00 P.M.

9. 82.569U - 325-327 CASTRO STREET, east side between 16th and Market Streets, Lot 17 in Assessor's Block 3562; Request for authorization of Special Use for conversion of two dwelling units to commercial office space (already in existence without proper permits) in a C-2 (Community Business) district in the Upper Market West Special Use District.

(Continued from the Regular Meeting of May 19, 1983)

10. 82.435ET - Amendment to Section 207 of the City Planning Code and addition of Section 207.2 to the City Planning Code to permit one additional secondary dwelling unit in owner-occupied, single-family homes in R districts.

(Continued from the Regular Meeting of May 5, 1983)

11. 81.581C - 870 O'FARRELL STREET, northwest corner at Polk Street, a through lot with frontage on Myrtle Street, Lot 4 in Assessor's Block 716; Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT for a 13-STORY RESIDENTIAL/COMMERCIAL COMPLEX containing up to 214 dwelling units, approximately 43,000 net square feet of office space, approximately 14,200 net square feet of retail space and parking for 175 cars requiring exceptions to City Planning Code standards for off-street parking, dwelling unit density, height above 40 feet, building bulk and commercial use above the ground story, in a C-2 (Community Business) district initiated for an RC-4 (Residential-Commercial Combined, High Density) district and in a 130-E Height and Bulk District.

(Continued from the Regular Meeting of May 12, 1983)

NOTE: Proposed for continuation to June 16, 1983.

3:00 P.M. (Cont)

12. 83.204ETZ - North of Market Rezoning Study; Public meeting to hear comments on rezoning study of 66 blocks, generally bounded by Post Street, Van Ness Avenue, Market Street and Powell Street, with the following specific objectives:

- Identify the residential neighborhood.
- Conserve the existing housing stock.
- Upgrade the existing housing stock.
- Establish permanent low income use for some of the housing stock.
- Promote a mixed income neighborhood.
- Reflect prevailing heights in the area.

4:00 P.M.

13. 83.185T - Consideration of proposed text amendment to Section 126(e)3 of the City Planning Code to extend the interim period of time for limitation on development bonuses within the C-3 (Downtown Commercial) district from September 1, 1983 to May 1, 1984.

14. 83.195ET - Consideration of proposed text amendment to Section 126(e) of the City Planning Code to reduce the permitted Floor Area Ratio (FAR) in the C-3-O (Downtown Commercial - Office) district from 14:1 to 10:1, and extend the interim period of time for limitation on development bonuses within the C-3 (Downtown Commercial) district from September 1, 1983 to May 1, 1984.

NOTE: Proposed for continuance.

5:00 P.M.

15. HAYES-GOUGH SPECIAL USE DISTRICT -- all that property which is presently zoned C-2 (Community Business) and C-M (Heavy Commercial) in the area west of the Civic Center generally described as west of Franklin Street, north of Market Street, south of Turk Street and bounded on the west by a line from north to south following Gough, Fulton, Ivy, Laguna, Fell, and Octavia Streets and comprised of all of Assessor's Blocks 768, 785, 792, 809, 816, 817 and 854; and Lots 2, 3, 22, 23, a portion of 27 and 28 in Assessor's Block 761; Lots 1, 2, 9 through 14, 21 through 26, 28, 29, 31, 34 and 36 through 40 in Assessor's Block 793; Lots 2 and 3 in Assessor's Block 806; Lots 2, 2A, 2B, 2C, 3 through 9, 9A and 10 in Assessor's Block 807; Lots 4 through 7, 16, 16A, 17, 32, 35, 36, 38, 39 and 43 in Assessor's Block 808; Lots 1, 15 through 18, 18A, 20, 21, 22A, 22B, 23 through 31 and 36 through 39 in Assessor's Block 818; Lots 1, 2, 3 and 25 in Assessor's Block 819; Lots 2 through 9, 9A, 10, 11, 12, 20A, 21, 27, 28 and 30 in Assessor's Block 832; Lots 1, 2, 14, 18, 19, 20 and 21 in Assessor's Block 833; Lots 1 through 15 in Assessor's Block 837; Lots 1 through 5, 7, 8, 9, 12, 13, 13A, 14, 21 through 28, 31, 32, 33 and 36 in Assessor's Block 838; Lots 2, 2A, 4, 6, 7, 15, 16, 17, 17A, 18, 18A, 19 and 23 in Assessor's Block 853; Lots 1, 3, 4, 10, 12 and 13 in Assessor's Block 855; a proposal initiated by the City Planning Commission to create the HAYES-GOUGH SPECIAL USE DISTRICT having as its purpose the conservation of existing housing

5:00 P.M. (Cont)

15. HAYES-GOUGH SPECIAL USE DISTRICT (Cont)
through ESTABLISHMENT OF THE REQUIREMENT OF CONDITIONAL USE AUTHORIZATION FOR THE ELIMINATION OF ANY DWELLING UNIT(S) through conversion to another use or through demolition requiring Planning Code Text and Zoning Map amendments.

6:00 P.M.

16. 83.52E - Appeal of the Preliminary Negative Declaration for proposed addition to San Francisco Administrative Code of Chapter 41, commonly referred to as the RESIDENTIAL HOTEL CONVERSION AND DEMOLITION ORDINANCE. This Ordinance, initiated by the Board of Supervisors, has the stated purpose: to benefit the general public by minimizing adverse impact on the housing supply and on displaced low-income, elderly and disabled persons resulting from the loss of residential hotel units through their conversion and demolition. This is to be accomplished by establishing the status of residential hotel units, by regulation of the demolition and conversion of residential hotel units to other uses, and by appropriate administrative and judicial remedies.
(Continued from the Regular Meeting of May 19, 1983)
NOTE: Public hearing on this matter is closed.

17. 83.52E - Public hearing on the proposed addition to San Francisco Administrative Code of Chapter 41, commonly referred to as the RESIDENTIAL HOTEL CONVERSION AND DEMOLITION ORDINANCE, as described above.
(Continued from the Regular Meeting of May 19, 1983)
NOTE: Public hearing on this matter is closed.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 9, 1983
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

JUN 7 1983

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PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:00 P.M.

1. Current Matters

A. Director's Report

1. Presentation of "Sun and Light in Downtown San Francisco" a consultant's report prepared for the Department by the Environmental Simulation Laboratory of the University of California.

B. Commissioners' Questions and Matters

1:30 P.M.

2. 82.15ET - Consideration of a proposed amendment to the City Planning Code to establish Article 7, a new section for neighborhood commercial districts including all C-1, C-2, C-M, RC-1, RC-2, RC-3 and RC-4 districts and the Union Street Special Use District.

(Continued from the Regular Meeting of May 12, 1983)

NOTE: Proposed for continuation to June 30, 1983.

3. 82.411QC - 1249-1251 LOMBARD STREET, south side between Polk and Larkin Streets, Lot 26 in Assessor's Block 501; Request for Authorization of Conditional Use to permit THREE DWELLING UNITS on a lot in an RH-2 (House, Two-Family) district with 5,280 square feet when 1,500 square feet per unit is required.

(Continued from the Regular Meeting of June 2, 1983)

4. 83.80C - 274 BRANNAN STREET, northwest side between 1st and 2nd Streets, Lot 27 in Assessor's Block 3774; Request for Authorization of Conditional Use to permit a MICROWAVE TRANSMITTING AND RECEIVING TOWER in an M-2 (Heavy Industrial) district.

(Continued from the Regular Meeting of June 2, 1983)

1:30 P.M. (Cont)

5. 83.154D - 335-337 - 18TH AVENUE, west side between Clement Street and Geary Boulevard, Lot 6 in Assessor's Block 1450; Consideration of request for Discretionary Review of Building Permit Application No. 8302416 proposing a 2-unit, 4-story building in an RH-2 (House, Two-Family) district.

6. 83.154D - 335-337 - 18TH AVENUE, west side between Clement Street and Geary Boulevard, Lot 6 in Assessor's Block 1450; Discretionary Review of Building Permit Application No. 8302416 proposing a 2-unit, 4-story building in an RH-2 (House, Two-Family) district.

7. 83.122U - 3872-3874 - 24TH STREET, north side between Sanchez and Vicksbury Streets, Lot 17 in Assessor's Block 3652; Request for Authorization of Special Use for conversion of a second floor residential unit to commercial office space (space already being used commercially without proper permits) in an RC-1 (Residential-Commercial Combined, Low Density) district in the Noe Valley Special Use District.
(Continued from the Regular Meeting of May 19, 1983)

2:15 P.M.

8. 83.207ETZ - MONTEREY BOULEVARD AFFORDABLE HOUSING SPECIAL USE DISTRICT having as its purpose the development of affordable home ownership opportunities for moderate-income households under City-financed programs through the granting of density bonuses to permit a density of up to one unit for each 400 square feet of lot area in the area described as bounded by a line beginning at the northeast intersection of Monterey Boulevard and Ridgewood Avenue, thence northerly along Ridgewood Avenue 100 feet, thence at a right angle easterly 150 feet, thence at a right angle southerly 100 feet to Monterey Boulevard, thence at a right angle westerly 150 feet to the point of beginning; and beginning at the southeast intersection of Monterey Boulevard and Ridgewood Avenue, thence easterly along Monterey Boulevard 125 feet, thence at a right angle southerly 100 feet, thence at a right angle westerly 125, thence at a right angle northerly 100 feet to the point of beginning; THE PROPERTIES WITHIN THIS SPECIAL USE DISTRICT TO BE COMPRISED OF Assessor's Block 3095, Lots 23, 24, 25 and 26, and Assessor's Block 3114, Lot 51.

2:15 P.M. (Cont)

9. 83.206ETZ - OCEAN AVENUE AFFORDABLE HOUSING SPECIAL USE DISTRICT having as its purpose the development of affordable home ownership opportunities for moderate-income households under City-financed programs through the granting of density bonuses to permit a density of up to one unit for each 400 square feet of lot area in the area generally described as bounded by a line beginning at the northwest intersection of Ocean Avenue and Manor Drive, thence northerly along Manor Drive to the rear lot line of those lots fronting on the north side of Ocean Avenue, thence east along said rear lot lines crossing Lakewood, Fairfield and Keystone Ways to Faxon Avenue, thence south along Faxon Avenue across Ocean Avenue to the rear lot line of those lots fronting on the south side of Ocean Avenue, thence westerly along said rear lot lines crossing Jules and Ashton Avenues to Victoria Street, thence northerly along Ocean Avenue, thence westerly along Ocean Avenue to Manor Drive, thence northerly along Manor Drive to the point of beginning; THE PROPERTIES WITHIN THE SPECIAL USE DISTRICT TO BE COMPRISED OF Assessor's Block 3279, Lots 12, 12A; Assessor's Block 3280, Lot 18, Assessor's Block 3281, Lots 20, 20A, 20B, 20C, 20D and 20E; Assessor's Block 3282, Lots 27, 27A, 27B and 27C; Assessor's Block 3283, Lots 3 86 and 88; Assessor's Block 3191, Lot 10; Assessor's Block 6915, Lots 1, 17, 18, 19, 20, 22, 24, 25, 27, 29, 31, 32, 34, 34A, and a portion of Lot 35; Assessor's Block 6933, Lots 32, 34, 35 and 40; and Assessor's Block 6934, Lots 1, 1A, 22, 25 and 27.

3:15 P.M.

10. 82.392ET - VAN NESS AVENUE PLAN; Public Hearing on Proposed Land Use and Urban Design policies for new development along a 63-block area affecting properties along Van Ness Avenue from Market Street, north to Beach Street.

5:30 P.M.

11. 83.74ED - 775-795 DIVISADERO STREET, southwest corner at Fulton Street, Lot 1 in Assessor's Block 1182; Consideration of Discretionary Review of Building Permit Application Nos. 8301478 and 8301479 proposing retail structures having total floor area of 9,950 square feet with parking for 22 cars in a C-2 (Community Business) district and in the Divisadero Street Auto-Oriented Use Discretionary Review Policy Area.

12. 83.74ED - 775-795 DIVISADERO STREET, southwest corner at Fulton Street, Lot 1 in Assessor's Block 1182; Discretionary Review of Building Permit Application Nos. 8301478 and 8301479 proposing retail structures having total floor area of 9,950 square feet with parking for 22 cars in a C-2 (Community Business) district and in the Divisadero Street Auto-Oriented Use Discretionary Review Policy Area.

(Continued from the Regular Meeting of May 19, 1983)

6:30 P.M.

13. 83.204ETZ - North of Market Rezoning Study; Public meeting to hear comments on rezoning study of 66 blocks, generally bounded by Post Street, Van Ness Avenue, Market Street and Powell Street, with the following specific objectives:

- Identify the residential neighborhood.
- Conserve the existing housing stock.
- Upgrade the existing housing stock
- Establish permanent low income use for some of the housing stock.
- Promote a mixed income neighborhood.
- Reflect prevailing heights in the area.

(Continued from the Regular Meeting of June 2, 1983)

14. 81.448ECD - Public Hearing on Draft Environmental Impact Report (EIR) for Mixed Use Development on Block bounded by Eddy, Taylor, Ellis and Mason Streets, Assessor's Block 331, Lots 1, 1A, 2-5, 7, 8, 10-16; Mixed Use Development; new construction of three towers, ranging from 17 to 30 stories, containing office, commercial, hotel and residential uses, approximately 640 parking spaces comprising approximately 988,000 gross square feet of floor area (218,000 square feet office; 45,000 square feet commercial, 450 room hotel, 370 market rate residential units), and rehabilitation of about 320 low-moderate income residential units and low-moderate rate commercial space.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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JUN 14 1983

SAN FRANCISCO
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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 16, 1983
ROOM 282, CITY HALL
1:00 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

1:00 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

1:15 P.M.

2. Further consideration of the UNION STREET DESIGN GUIDELINES.
NOTE: Proposed for continuation to June 23, 1983.

3. UNION STREET Special Sign District Initiation.

NOTE: Proposed for continuation to June 23, 1983.

1:30 P.M.

4. 82.29E - 832 FOLSOM STREET near 4th Street, Lot 17 in Assessor's Block 3733; Appeal of the Preliminary Negative Declaration for construction of a 10-story, 55,000 gross square feet of ground floor retail space, three levels of parking (81 spaces), and six levels (49,365 square feet) of office space. Project would remove 40 existing parking spaces.

2:00 P.M.

5. 81.632EC - 4050 - 17TH STREET, northside between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Appeal of the Preliminary Negative Declaration for construction of 8 UNITS on a lot approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of May 19, 1983)
NOTE: Proposed for indefinite continuation.

6. 81.632EC - 4050 - 17TH STREET, northside between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Request for Authorization of Conditional Use to permit 8 UNITS on a lot approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.

(Continued from the Regular Meeting of May 19, 1983)
NOTE: Proposed for indefinite continuation.

2:00 P.M. (Cont)

7. 82.631Q - 2772-2786 JACKSON STREET, north side between Divisadero and Scott Streets, Lot 7 in Assessor's Block 978; Review for consistency with the Master Plan for a 7-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of May 19, 1983)

8. 82.565Q - 990-998 UNION STREET, northeast corner at Jones Street, Lot 10 in Assessor's Block 99; Review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RM-2 (Mixed Residential, Moderate Density) district.
(Continued from the Regular Meeting of May 19, 1983)

9. 82.564Q - 845 LAKE STREET, south side between 9th and 10th Avenues, Lot 43 in Assessor's Block 1360; Review for consistency with the Master Plan for a 5-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of May 19, 1983)
NOTE: Proposed for indefinite continuation.

10. 83.81L - Consideration of the McNORRY-LAGAN HOUSE at 188-198 Haight Street, Lot 11 in Assessor's Block 852, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the above building and site as a Landmark pursuant to Article 10 of the City Planning Code.
(Continued from the Regular Meeting of May 19, 1983)

2:30 P.M.

11. 81.403ED - 814-828 STOCKTON STREET, between Sacramento and Clay Streets, and abutting Hang Ah Alley, and Pagoda Place, Lot 14 in Assessor's Block 225; Discretionary Review of Building Permit Application No. 8207773-S in the Downtown Interim Special Review Area to construct a 12-story building containing 29 residential condominiums, 3,400 square feet of office space in the C-3-G (Downtown General Commercial) district and 160-F Height and Bulk District.
(Continued from the Regular Meeting of May 19, 1983)

12. 83.53C - BOSWORTH STREET, southwest corner at Chilton Avenue, Lots 26 through 32 in Assessor's Block 6759 and Lot 33 in Assessor's Block 6760; Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for up to 20 dwelling units with parking access via required rear yards in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of May 19, 1983)

3:30 P.M.

13. 81.245DA - Designated Landmark No. 144, THE HOFFMAN GRILL, Lot 55 in Assessor's Block 3707 - Application for a Certificate of Appropriateness for construction of an 18-story, 265-foot tall OFFICE BUILDING above and around this Landmark facing Market Street and through to New Montgomery Street, acting on the recommendation of the Landmarks Preservation Advisory Board, for approval.

(Continued from the Regular Meeting of May 12, 1983)

14. 81.245DA - NEW MONTGOMERY PLACE, Lot 55 in Assessor's Block 3707 - Discretionary Review of Building Permit Application No. 8300054 for construction of an 18-story building containing approximately 240,760 gross square feet and incorporating HOFFMAN'S GRILL, a City Landmark, after demolition of four buildings.

(Continued from the Regular Meeting of May 12, 1983)

4:30 P.M.

15. 82.435ET - Amendment to Section 207 of the City Planning Code and addition of Section 207.? to the City Planning Code to permit one additional secondary dwelling unit in owner-occupied, single-family homes in R districts.

(Continued from the Regular Meeting of June 2, 1983)

16. 81.581C - 870 O'FARRELL STREET, northwest corner at Polk Street, a through lot with frontage on Myrtle Street, Lot 4 in Assessor's Block 716; Request for Authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT for a 13-STORY RESIDENTIAL/COMMERCIAL COMPLEX containing up to 214 dwelling units, approximately 43,000 net square feet of office space, approximately 14,200 net square feet of retail space and parking for 175 cars requiring exceptions to City Planning Code standards for off-street parking, dwelling unit density, height above 40 feet, building bulk and commercial use above the ground story, in a C-2 (Community Business) district initiated for an RC-4 (Residential-Commercial Combined, High Density) district and in a 130-E Height and Bulk District.

(Continued from the Regular Meeting of June 2, 1983)

NOTE: Proposed for continuation to June 23, 1983.

5:00 P.M.

17. 81.493ED - 71 STEVENSON STREET near Ecker, Lots 28, 29 in Assessor's Block 3708; Consideration of Certification of the Final Environmental Impact Report to construct a 24-story building containing approximately 365,000 gross square feet and 35 parking spaces, requiring demolition of two buildings.

5:00 (Cont)

18. 81.493ED - 71 STEVENSON STREET near Ecker, Lots 28 and 29 in Assessor's Block 3708; Discretionary Review of Building Permit Application No. 8201154; proposal to construct a 24-story building containing approximately 365,000 gross square feet and 35 parking spaces, requiring demolition of two buildings.

5:30 P.M.

19. 83.207ETZ - Appeal of the Preliminary Negative Declaration for the proposed MONTEREY BOULEVARD AFFORDABLE HOUSING SPECIAL USE DISTRICT having as its purpose the development of affordable home ownership opportunities for moderate-income households under City-Financed programs through the granting of density bonuses to permit a density of up to one unit for each 400 square feet of lot area in the area described as bounded by a line beginning at the northeast intersection of Monterey Boulevard and Ridgewood Avenue, thence northerly along Ridgewood Avenue 100 feet, thence at a right angle easterly 150 feet, thence at a right angle southerly 100 feet to Monterey Boulevard, thence at a right angle westerly 150 feet to the point of beginning; and beginning at the southeast intersection of Monterey Boulevard and Ridgewood Avenue, thence easterly along Monterey Boulevard 125 feet, thence at a right angle southerly 100 feet, thence at a right angle westerly 125, thence at a right angle northerly 100 feet to the point of beginning; THE PROPERTIES WITHIN THIS SPECIAL USE DISTRICT TO BE COMPRISED OF Assessor's Block 3095, Lots 23, 24, 25 and 26, and Assessor's Block 3114, Lot 51.

NOTICE OF MEETING AND CALENDAR

-5-

June 16, 1983

5:30 P.M. (Cont)

20. 83-206ETZ - Appeal of the Preliminary Negative Declaration for the proposed OCEAN AVENUE AFFORDABLE HOUSING SPECIAL USE DISTRICT having as its purpose the development of affordable home ownership opportunities for moderate-income households under City-financed programs through the granting of density bonuses to permit a density of up to one unit for each 400 square feet of lot area in the area generally described as bounded by a line beginning at the northwest intersection of Ocean Avenue and Manor Drive, thence northerly along Manor Drive to the rear lot line of those lots fronting on the north side of Ocean Avenue, thence east along said rear lot lines crossing Lakewood, Fairfield and Keystone Ways to Faxon Avenue, thence south along Faxon Avenue across Ocean Avenue to the rear lot line of those lots fronting on the south side of Ocean Avenue, thence westerly along said rear lot lines crossing Jules and Ashton Avenues to Victoria Street, thence northerly along Ocean Avenue, thence westerly along Ocean Avenue to Manor Drive, thence northerly along Manor Drive to the point of beginning; THE PROPERTIES WITHIN THE SPECIAL USE DISTRICT TO BE COMPRISED OF Assessor's Block 3281, Lots 20, 20A, 20B, 20C, 20D and 20E; Assessor's Block 3282, Lots 27, 27A, 27B and 27C; Assessor's Block 2183, Lots 3, 86 and 88; Assessor's Block 3191, Lot 10; Assessor's Block 6915, Lots 1, 17, 18, 19, 20, 22, 24, 25, 27, 29, 31, 32, 34, 34A, and a portion of Lot 35; Assessor's Block 6933, Lots 32, 34, 35 and 40; and Assessor's Block 6934, Lots 1, 1A, 32, 25 and 27.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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6/23/83

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 23, 1983
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

JUN 21 1983

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:00 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters
2. Report by Public Utilities Commission staff on progress of MUNI Expansion Program.

1:30 P.M.

3. Further consideration of the UNION STREET DESIGN GUIDELINES.
(Continued from the Regular Meeting of June 16, 1983)
4. UNION STREET Special Sign District Initiation.
(Continued from the Regular Meeting of June 16, 1983)

2:00 P.M.

5. 83.216L - Consideration of TRINITY PRESBYTERIAN (MISSION UNITED) CHURCH at 3261 - 23RD STREET, southwest corner of Capp Street, Lot 35 in Assessor's Block 3642, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.
6. 83.180U - 4007 - 24TH STREET, south side west of Noe Street, Lot 1 in Assessor's Block 6507; Request for authorization of Special Use for a RESTAURANT, an existing take-out/fast-food establishment putting a counter and stools, in an RC-1 (Residential-Commercial Combined, Low Density) district in the Noe Valley Special Use District.
7. 83.203U - 564 CASTRO STREET, west side between 18th and 19th Streets, Lot 10 in Assessor's Block 2695; Request for authorization of Special Use for a RESTAURANT, an existing bakery putting tables and chairs, in a C-2 (Community Business) district in the Castro Street Special Use District.

2:00 P.M. (Cont)

8. 83.251D - 2219 FILLMORE STREET, west side between Clay and Sacramento Streets, Lot 6 in Assessor's Block 630; Consideration of Discretionary Review of Building Permit Application No. 8305037 for a retail specialty bakery in a C-2 (Community Business) district in the Upper Fillmore Special Use District.
9. 83.251D - 2219 FILLMORE STREET, west side between Clay and Sacramento Streets, Lot 6 in Assessor's Block 630; Discretionary Review of Building Permit Application No. 8305037 for a retail specialty bakery in a C-2 (Community Business) district in the Upper Fillmore Special Use District.

2:30 P.M.

10. 82.508ET - Text amendment to City Planning Code Section 304 to RESTRICT THE USE OF PLANNED UNIT DEVELOPMENTS by limiting its application to residential developments only.

NOTE: Proposed for continuation to June 30, 1983.

11. 83.158ET - Consideration of proposed text amendment to Sections 302 and 306.6 of the City Planning Code. The primary purpose of said proposed amendments, initiated by the Board of Supervisors, would be to: (1) change Section 302(b) of the City Planning Code so as to limit the definition of "interested property owner" who may initiate a rezoning or setback proceeding to one who is an owner of property within the area subject to the rezoning or within a distance of 300 feet of the exterior boundaries of such area; (2) change Section 302(e) by adding procedures for the imposition of interim controls by the Board of Supervisors or by the City Planning Commission; (3) change the existing Section 302(e) provisions regarding the effect of rezoning proceedings on permit applications so that permit applications filed after interim controls have been imposed shall be subject to said controls, while rezoning applications filed by interested property owners would no longer have any effect on permit applications filed with the Department of Public Works or the Department of City Planning until fully enacted; and (4) make other non-substantive changes in Sections 302 and 306.1 to conform these sections to the changes above.

3:00 P.M.

12. 82.578EC - CARTER STREET, between Geneva Avenue and the Daly City-San Francisco City line, Lot 9 in Assessor's Block 6423; Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for up to 120 dwelling units requiring exceptions to City Planning Code standards for rear yards and off-street parking configuration in an RH-2 (House, Two-Family) district. This proposal is a portion of a 228-unit development that is primarily within Daly City and with access through Daly City. An ENVIRONMENTAL IMPACT REPORT for the total project and a CONDITIONAL USE for the 126 units in Daly City have been reviewed for this project by the City of Daly City.

13. 83.178C - 1660 MISSION STREET, northwest side between Otis Street and South Van Ness Avenue, Lot 8 in Assessor's Block 3512; Request for MODIFICATIONS TO CONDITIONS OF A PLANNED UNIT DEVELOPMENT authorized by the City Planning Commission on June 3, 1982 in City Planning Commission Resolution No. 9414 to allow an increase from 6,000 to 12,640 square feet of ground-floor retail space and the provision of the on-site 120 off-street parking spaces in a valet parking system rather than a self-park parking garage in a C-M (Heavy Commercial) district.

3:30 P.M.

14. 81.500CE - 1300 SACRAMENTO STREET, northwest corner at Jones Street, Lot 8 in Assessor's Block 220; Appeal of the Preliminary Negative Declaration for HEIGHT EXCEEDING 40 FEET (approximately 130 feet) in an RM-4 (Mixed Residential, High Density) district and 160-A Height and Bulk District.

15. 81.500CE - 1300 SACRAMENTO STREET, northwest corner at Jones Street, Lot 8 in Assessor's Block 220; Request for authorization of Conditional Use for HEIGHT EXCEEDING 40 FEET (approximately 130 feet) in an RM-4 (Mixed Residential, High Density) district and 160-A Height and Bulk District.

4:00 P.M.

16. 82.649EC - SOUTH CHINA BASIN HELIPORT, between China Basin, Mission Rock and 3rd Streets near Pier 48, a portion of Seawall Lot 337 in Assessor's Block 3880; Appeal of the Preliminary Negative Declaration for proposed HELICOPTER LANDING AREA with underground fueling facilities and parking area for helicopters to be used for business and commercial purposes.
(Continued from the Regular Meeting of June 2, 1983)

4:00 P.M. (Cont)

17. 82.649EC - SOUTH CHINA BASIN HELIPORT, between China Basin, Mission Rock and 3rd Streets near Pier 48, a portion of Seawall Lot 337 in Assessor's Block 3880; Request for authorization of Conditional Use to permit a HELICOPTER LANDING AREA with underground fueling facilities and parking area for helicopters to be used for business and commercial purposes.

5:00 P.M.

18. 83.52E - Appeal of the Preliminary Negative Declaration for proposed addition to San Francisco Administrative Code of Chapter 41, commonly referred to as the RESIDENTIAL HOTEL CONVERSION AND DEMOLITION ORDINANCE. This Ordinance, initiated by the Board of Supervisors, has the stated purpose: to benefit the general public by minimizing adverse impact on the housing supply and on displaced low-income, elderly and disabled persons resulting from the loss of residential hotel units through their conversion and demolition. This is to be accomplished by establishing the status of residential hotel units, by regulation of the demolition and conversion of residential hotel units to other uses, and by appropriate administrative and juridical remedies.
(Continued from the Regular Meeting of June 2, 1983)

19. 83.52E - Public hearing on the proposed addition to San Francisco Administrative Code of Chapter 41, commonly referred to as the RESIDENTIAL HOTEL CONVERSION AND DEMOLITION ORDINANCE, as described above.

(Continued from the Regular Meeting of June 2, 1983)

6:00 P.M.

20. 83.194Z - Block bounded by WASHINGTON, KEARNY, JACKSON STREETS and COLUMBUS AVENUE, Lots 4 through 16 in Assessor's Block 195; Consideration of reclassification of property initiated by the City Planning Commission from a C-2 (Community Business) district to an RC-4 (Residential-Commercial Combined, High Density) district.

21. 81.549ED - Public hearing on the draft Environmental Impact Report (EIR) for 1145-1151 MARKET STREET, near 8th Street, Lots 44 and 44A in Assessor's Block 3702; Construct a 13-story (190 feet high) office and retail building containing approximately 145,200 gross square feet (137,500 gross square feet office), requiring demolition of existing 4-story structure and discretionary review by the City Planning Commission.

7:30 P.M.

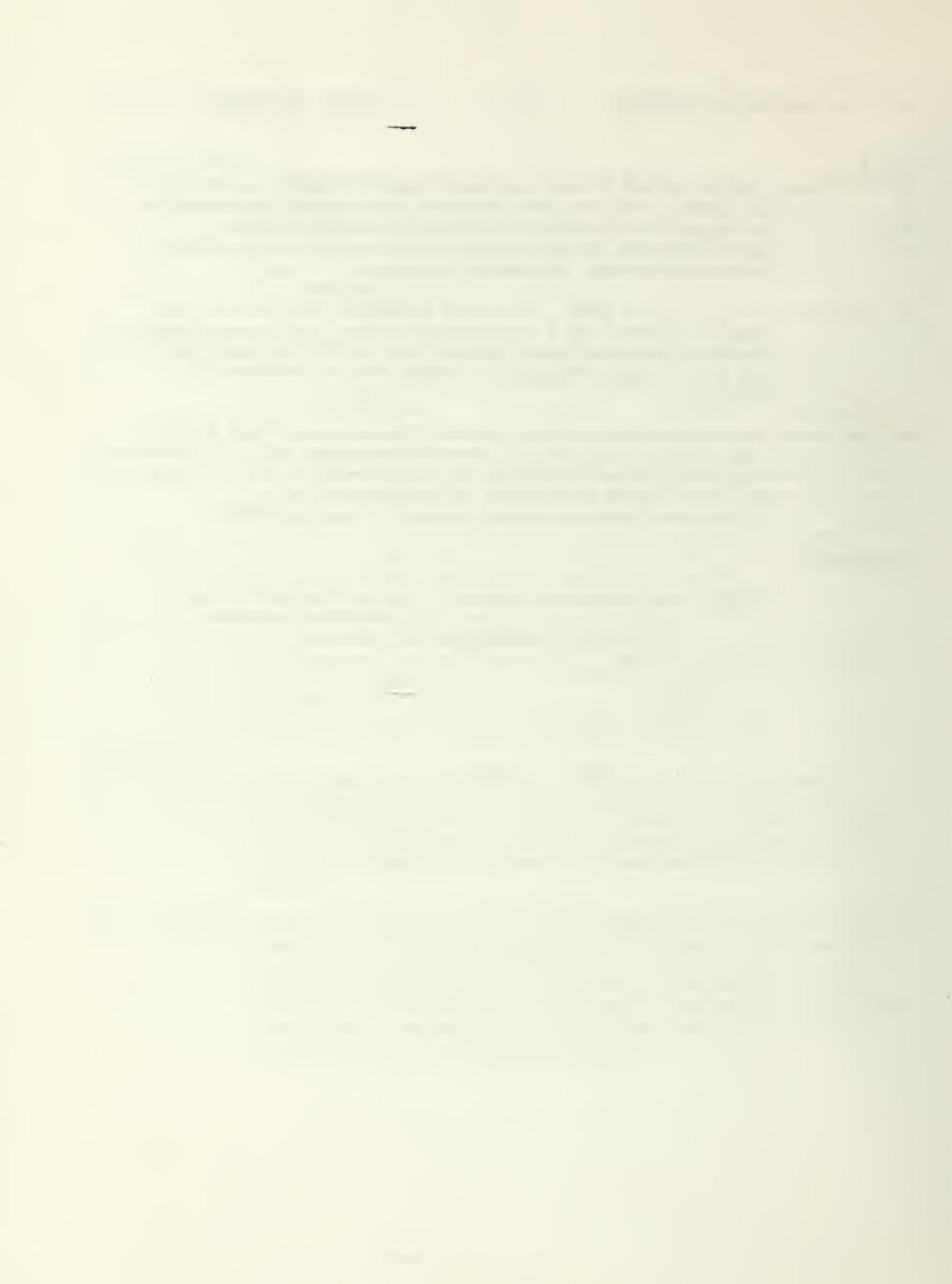
22. 83.154D - 335-337 - 18TH AVENUE, west side between Clement Street and Geary Boulevard, Lot 6 in Assessor's Block 1450; Consideration of request for Discretionary Review of Building Permit Application No. 8302416 proposing a 2-unit, 4-story building in an RH-2 (House, Two-Family) district.

23. 83.154D - 335-337 - 18TH STREET, west side between Clement Street and Geary Boulevard, Lot 6 in Assessor's Block 1450; Discretionary Review of Building Permit Application No. 8302416 proposing a 2-unit, 4-story building in an RH-2 (House, Two-Family) district.

24. 81.403ED - 814-828 STOCKTON STREET, between Sacramento and Clay Streets, and abutting Hang Ah Alley, and Pagoda Place, Lot 14 in Assessor's Block 225; Consideration of Motion approving with conditions Building Permit Application No. 8207773-S.
(Continued from the Regular Meeting of June 16, 1983)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.



SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

14
30/83

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 30, 1983
ROOM 282, CITY HALL
1:00 P.M.

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

12:00 NOON
FIELD TRIP - To view the sites of matters scheduled for future consideration by the City Planning Commission.

1:00 P.M.

1. Current Matters
 - A. Director's Report
Consideration of a Resolution authorizing the Director of Planning to enter into a contract with Robert L. Harrison, Transportation Consultant, to undertake a Bayshore Corridor Study for an amount not to exceed \$25,000.
 - B. Commissioners' Questions and Matters
- 1:15 P.M.

2. 82.15SET - Consideration of a proposed amendment to the City Planning Code to establish Article 7, a new section for neighborhood commercial districts including all C-1, C-2, C-M, RC-1, RC-2, RC-3 and RC-4 districts and the Union Street Special Use District.
(Continued from the Regular Meeting of June 9, 1983)

NOTE: Proposed for continuation to July 28, 1983.
3. 81.183ED - 123 MISSION STREET at Main Street, Lots 14-18 in Assessor's Block 3717; Consideration of Certification of the final Environmental Impact Report to construct a 27-story, 352,900 square-foot office building with a 100-space parking garage after demolition of a 2-story building and two 1-story buildings, project requires discretionary review approval.
4. 81.245DA - Designated Landmark No. 144, THE HOFFMAN GRILL, Lot 55 in Assessor's Block 3707; Application for a Certificate of Appropriateness for construction of an 18-story, 265-foot tall office building above and around this Landmark facing Market Street and through to New Montgomery Street, acting on the pending recommendation of the Landmarks Preservation Advisory Board.
(Continued from the Regular Meeting of June 16, 1983)

1:15 P.M. (Cont)

5. 81.245DA - NEW MONTGOMERY PLACE, Lot 55 in Assessor's Block 3707; Discretionary Review of Building Permit Application No. 8300054 for construction of an 18-story office building containing approximately 240,760 gross square feet and incorporating HOFFMAN'S GRILL, a City Landmark, after demolition of four buildings.
(Continued from the Regular Meeting of June 16, 1983)

6. 81.581C - 870 O'FARRELL STREET, northwest corner at Polk Street, a through lot with frontage on Myrtle Street, Lot 4 in Assessor's Block 716; Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT for a 13-STORY RESIDENTIAL/COMMERCIAL COMPLEX containing up to 214 dwelling units, approximately 43,000 net square feet of office space, approximately 14,200 net square feet of retail space and parking for 175 cars, requiring exception to City Planning Code standards for off-street parking, dwelling unit density, height above 40 feet, building bulk and commercial use above the ground story, in a C-2 (Community Business) district initiated for an RC-4 (Residential-Commercial Combined, High Density) district and in a 130-E Height and Bulk District.
(Continued from the Regular Meeting of June 16, 1983)

NOTE: Proposed for continuation to July 30, 1983.

2:00 P.M.

7. 82.568U - 1830 UNION STREET, north side between Octavia and Laguna Streets, Lot 11 in Assessor's Block 530; Request for authorization of Special Use for a RESTAURANT expansion to be used as accessory storage space with approximately 330 square feet of new construction at the rear portion of the lot in a C-2 (Community Business) district in the Union Street Special Use District.
(Continued from the Regular Meeting of May 19, 1983)

8. 83.200D - 102 LAIDLEY STREET, south side between Harry and Fairmont Streets, Lot 2 in Assessor's Block 6665; Consideration of request for Discretionary Review of Building Permit Application No. 8301508 proposing construction of a single-family dwelling.

9. 83.200D - 102 LAIDLEY STREET, south side between Harry and Fairmont Streets, Lot 2 in Assessor's Block 6665; Discretionary Review of Building Permit Application No. 8301508.

3:00 P.M.

10. 82.578EC - CARTER STREET, between Geneva Avenue and the Daly City-San Francisco City line, Lot 9 in Assessor's Block 6423; Adoption of Motion authorizing Conditional Use for a PLANNED UNIT DEVELOPMENT for up to 120 dwelling units with exceptions to City Planning Code standards for rear yards and off-street parking configuration in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of June 23, 1983)

3:00 P.M. (Cont)

11. 83.74ED - 775-795 DIVISADERO STREET, southwest corner at Fulton Street, Lot 1 in Assessor's Block 1182; Discretionary Review of Building Permit Application Nos. 8301478 and 8301479 proposing retail structures having total floor area of 9,950 square feet with parking for 22 cars in a C-2 (Community Business) district and in the Divisadero Street Auto-Oriented Use Discretionary Review Policy Area.

(Continued from the Regular Meeting of June 9, 1983)

12. 83.53C - BOSWORTH STREET, southwest corner at Chilton Avenue, Lots 26 through 32 in Assessor's Block 6759 and Lot 33 in Assessor's Block 6760; Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for up to 20 dwelling units with parking access via required rear yards in an RH-2 (House, Two-Family) district.

(Continued from the Regular Meeting of June 16, 1983)

4:00 P.M.

13. 83.206ETZ - Appeal of the Preliminary Negative Declaration for the proposed OCEAN AVENUE AFFORDABLE HOUSING SPECIAL USE DISTRICT having as its purpose the development of affordable home ownership opportunities for moderate-income households under City-financed programs through the granting of density bonuses to permit a density of up to one unit for each 400 square feet of lot area in the area generally described as bounded by a line beginning at the northwest intersection of Ocean Avenue and Manor Drive, thence northerly along Manor Drive to the rear lot line of those lots fronting on the north side of Ocean Avenue, thence east along said rear lot lines crossing Lakewood, Fairfield and Keystone Ways to Faxon Avenue, thence south along Faxon Avenue across Ocean Avenue to the rear lot line of those lots fronting on the south side of Ocean Avenue, thence westerly along said rear lot lines crossing Jules and Ashton Avenues to Victoria Street, thence northerly along Ocean Avenue, thence westerly along Ocean Avenue to Manor Drive, thence northerly along Manor Drive to the point of beginning; THE PROPERTIES WITHIN THE SPECIAL USE DISTRICT TO BE COMPRISED OF Assessor's Block 3279, Lots 12, 12A, Assessor's Block 3280, Lot 18, Assessor's Block 3281, Lots 20, 20A, 20B, 20C, 20D and 20E; Assessor's Block 3282, Lots 27, 27A, 27B and 27C; Assessor's Block 3283, Lots 3, 86 and 88; Assessor's Block 3191, Lot 10; Assessor's Block 6915; Lots 1, 17, 18, 19, 20, 22, 24, 25, 27, 29, 31, 32, 34, 34A, and a portion of Lot 35 in Assessor's Block 6933; Lots 32, 34, 35 and 40; and Assessor's Block 6934, Lots 1, 1A, 22, 25 and 27.

4:00 P.M. (Cont)

14. 83.206ETZ - OCEAN AVENUE AFFORDABLE HOUSING SPECIAL USE DISTRICT having as its purpose the development of affordable home ownership opportunities for moderate-income households under City-financed programs through the granting of density bonuses to permit a density of up to one unit for each 400 square feet of lot area in the area described above.
(Continued from the Regular Meeting of June 9, 1983)

15. 83.207ETZ - Appeal of the Preliminary Negative Declaration for the proposed MONTEREY BOULEVARD AFFORDABLE HOUSING SPECIAL USE DISTRICT having as its purpose the development of affordable home ownership opportunities for moderate-income households under City-financed programs through the granting of density bonuses to permit a density of up to one unit for each 400 square feet of lot area in the area described as bounded by a line beginning at the northeast intersection of Monterey Boulevard and Ridgewood Avenue, thence northerly along Ridgewood Avenue 100 feet, thence at a right angle easterly 150 feet, thence at a right angle southerly 100 feet to Monterey Boulevard, thence at a right angle westerly 150 feet to the point of beginning; and beginning at the southeast intersection of Monterey Boulevard and Ridgewood Avenue, thence easterly along Monterey Boulevard 125 feet, thence at a right angle southerly 100 feet, thence at a right angle westerly 125 feet, thence at a right angle northerly 100 feet to the point of beginning; THE PROPERTIES WITHIN THIS SPECIAL USE DISTRICT TO BE COMPRISED OF Assessor's Block 3095, Lots 23, 24, 25 and 26, and Assessor's Block 3114, Lot 51.

16. 83.207ETZ - MONTEREY BOULEVARD AFFORDABLE HOUSING SPECIAL USE DISTRICT having as its purpose the development of affordable home ownership opportunities for moderate-income households under City-financed programs through the granting of density bonuses to permit a density of up to one unit for each 400 square feet of lot area in the area described above.

6:00 P.M.

17. EE81.3 - GROWTH MANAGEMENT ALTERNATIVES FOR DOWNTOWN SAN FRANCISCO; Downtown Consultant's Report (Environmental Science Associates, Inc., May 1983).

7:30 P.M.

18. 82.358ECZ - 355 BUENA VISTA AVENUE EAST at Park Hill Avenue, Lots 1 and 1A in Assessor's Block 2607; Consideration of certification of the final Environmental Impact Report; Park Hill Residential; Convert St. Joseph's Hospital, chapel and convent on 110,000 square-foot site to 153 dwelling units and construct 47 new units on location of existing parking lot for a total of 200 market-rate units with 200 off-street parking stalls, requiring rezoning from RH-1 to RH-2 and approval of PLANNED UNIT DEVELOPMENT.

7:30 P.M. (Cont)

19. 82.358ECZ - 355 BUENA VISTA AVENUE EAST (former St. Joseph's Hospital), southwest corner at Park Hill Avenue, Lots 1, 1A, 15, 16, 17 and 18 in Assessor's Block 2607; Request for reclassification of property from an RH-2 (House, Two-Family) district to an RH-3 (House, Three-Family) district or an RM-1 (Mixed Residential, Low Density) district.

20. 82.358ECZ - PARK HILL RESIDENTIAL, 355 BUENA VISTA AVENUE EAST (former St. Joseph's Hospital), southwest corner at Park Hill Avenue, Lots 1, 1A, 15, 16, 17 and 18 in Assessor's Block 2607; Request for authorization of a PLANNED UNIT DEVELOPMENT for up to 182 dwelling units and 182 parking spaces, requiring exceptions for rear yards, off-street parking and density, in an RH-2 (House, Two-Family) district initiated RH-3 (House, Three-Family) district or RM-1 (Mixed Residential, Low Density) district.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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JUL 8 1983

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 7, 1983
ROOM 282, CITY HALL
1:00 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

12:00 NOON

FIELD TRIP - To view the sites of Matters scheduled for future consideration by the City Planning Commission.

1:00 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

2:30 P.M. Planning Commission Hearing on the Implementation of the Removal and Conformity Requirements of Section 609.12 of the City Planning Code for the Upper Market Street Special Sign District.

2:00 P.M.

3. 81.581C - 870 O'FARRELL STREET, northwest corner at Polk Street, a through lot with frontage on Myrtle Street, Lot 4 in Assessor's Block 716; Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT for a 13-story RESIDENTIAL/COMMERCIAL COMPLEX containing up to 214 dwelling units, approximately 43,000 net square feet of office space, approximately 14,200 net square feet of retail space and parking for 175 cars, requiring exception to City Planning Code standards for off-street parking, dwelling unit density, height above 40 feet, building bulk and commercial use above the ground story, in a C-2 (Community Business) district initiated for an RC-4 (Residential-Commercial Combined, High Density) district and in a 130-E Height and Bulk District.
(Continued from the Regular Meeting of June 30, 1983)

4. 83.53C - BOSWORTH STREET, southwest corner at Chilton Avenue, Lots 26 through 32 in Assessor's Block 6759 and Lot 33 in Assessor's Block 6760; Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for up to 20 dwelling units with parking access via required rear yards in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of June 30, 1983)

July 7, 1983

2:00 P.M. (Cont)

5. 83.206ETZ - OCEAN AVENUE AFFORDABLE HOUSING SPECIAL USE DISTRICT having as its purpose the development of affordable home ownership opportunities for moderate-income households under City-financed programs through the granting of density bonuses to permit a density of up to one unit for each 400 square feet of lot area in the area generally described as bounded by a line beginning at the northwest intersection of Ocean Avenue and Manor Drive, thence northerly along Manor Drive to the rear lot line of those lots fronting on the north side of Ocean Avenue, thence east along said rear lot lines crossing Lakewood, Fairfield and Keystone Ways to Faxon Avenue, thence south along Faxon Avenue across Ocean Avenue to the rear lot line of those lots fronting on the south side of Ocean Avenue, thence westerly along said rear lot lines crossing Jules and Ashton Avenues to Victoria Street, thence northerly along Ocean Avenue, thence westerly along Ocean Avenue to Manor Drive, thence northerly along Manor Drive to the point of beginning; THE PROPERTIES WITHIN THE SPECIAL USE DISTRICT TO BE COMPRISED OF Assessor's Block 3279, Lots 12, 12A, Assessor's Block 3280, Lot 18, Assessor's Block 3281, Lots 20, 20A, 20B, 20C, 20D and 20E; Assessor's Block 3282, Lots 27, 27A, 27B and 27C; Assessor's Block 3283, Lots 3, 86 and 88; Assessor's Block 3191, Lot 10; Assessor's Block 6915; Lots 1, 17, 18, 19, 20, 22, 24, 25, 27, 29, 31, 32, 34, 34A, and a portion of Lot 35 in Assessor's Block 6933; Lots 32, 34, 35 and 40; and Assessor's Block 6934, Lots 1, 1A, 22, 25 and 27.

(Continued from the Regular Meeting of June 30, 1983)

6. 83.207ETZ - MONTEREY BOULEVARD AFFORDABLE HOUSING SPECIAL USE DISTRICT having as its purpose the development of affordable home ownership opportunities for moderate-income households under City-financed programs through the granting of density bonuses to permit a density of up to one unit for each 400 square feet of lot area in the area described as bounded by a line beginning at the northeast intersection of Monterey Boulevard and Ridgewood Avenue, thence northerly along Ridgewood Avenue 100 feet, thence at a right angle easterly 150 feet, thence at a right angle southerly 100 feet to Monterey Boulevard, thence at a right angle westerly 150 feet to the point of beginning; and beginning at the southeast intersection of Monterey Boulevard and Ridgewood Avenue, thence easterly along Monterey Boulevard 125 feet, thence at a right angle southerly 100 feet, thence at a right angle westerly 125 feet, thence at a right angle northerly 100 feet to the point of beginning; THE PROPERTIES WITHIN THIS SPECIAL USE DISTRICT TO BE COMPRISED OF Assessor's Block 3095, Lots 23, 24, 25 and 26, and Assessor's Block 3114, Lot 51.

(Continued from the Regular Meeting of June 30, 1983)

NOTICE OF MEETING AND CALENDAR

-3-

July 7, 1983

2:00 P.M. (Cont)

7. 83.44R - PALO ALTO AVENUE, west of Twin Peaks Boulevard; Review for consistency with Master Plan of the vacation of a portion of the street.

8. 82.50ET - Text amendment to City Planning Code Section 304 to RESTRICT THE USE OF PLANNED UNIT DEVELOPMENTS by limiting its application to residential developments only.
(Continued from the Regular Meeting of June 23, 1983)

9. 83.241C - 1024 HOWARD STREET, northwest side between Russ and 6th Streets, Lots 13 and 15 in Assessor's Block 3726 - Request for Authorization of Conditional Use to permit a LOT FOR THE RENTAL OF AUTOMOBILES in a C-3-S (Downtown, Support) district.

10. 82.307C - 940 GROVE STREET, northeast corner at Steiner Street, Lot 10 in Assessor's Block 798 - Request for Authorization of a Conditional Use to EXPAND A RESIDENTIAL CARE CENTER in an RH-3 (House, Three-Family) district.

11. 83.208C - 1090 RANDOLPH STREET, south corner at 19th Avenue, Lot 33 in Assessor's Block 7091A - Request for Authorization of Conditional Use for a CHURCH in a RH-2 (House, Two-Family) district.

2:30 P.M.

12. 83.70C - 1177 CALIFORNIA STREET, southeast corner at Jones Street, Assessor's Block 263A; Request for Authorization of Conditional Use for RETAIL FOOD RESTAURANT in an RM-4 (Mixed Residential, High Density) district and the Nob Hill Special Use District.
(Continued from the Regular Meeting of May 19, 1983)

13. 83.235C - 1960 WASHINGTON STREET, north side between Franklin and Gough Streets, Lct 9 in Assessor's Block 600 - Request for Authorization of Conditional Use to allow FOUR DWELLING UNITS on a LOT WITH APPROXIMATELY 6,480 square feet in an RH-2 (House, Two-Family) district when 1,500 square feet per unit is required.
NOTE: Proposed for continuation to July 14, 1983.

14. 83.187C - 850 KEARNY STREET, southeast corner at Jackson Street, Lots 11 and 13 in Assessor's Block 195 - Request for Authorization of Conditional Use for PARKING LOT in a C-2 (Community Business) district and an initiated RC-4 (Residential-Commercial Combined, High Density) district.
NOTE: Proposed for continuation to August 4, 1983.

2:30 P.M. (Cont)

15. 83.198C - 301 LYON STREET, northwest corner at Fell Street, Lot 8 in Assessor's Block 1209 - Request for Authorization of Conditional Use for a BED AND BREAKFAST INN with 12 ROOMS in a Designated Landmark (#128) and in an RH-3 (House, Three-Family) district.

16. 83.217C - 1321 OAK STREET, southwest corner at Baker Street, Lot 1 in Assessor's Block 1220 - Request for Authorization of Conditional Use for a CHILD CARE FACILITY FOR 34 CHILDREN in an RH-3 (House, Three-Family) district.

17. 83.249C - GRAYSTONE TERRACE, south side between Iron Alley and Pemberton Place, Lot 34 and a portion of Lot 16 in Assessor's Block 2719B - Request for Authorization of Conditional Use to permit THREE DWELLING UNITS on a lot with approximately 5,256 square feet in an RH-2 (House, Two-Family) district when 1,500 square feet per unit is required.

18. 83.239C - 389 CORBETT AVENUE, east side between Clayton and 19th Streets, Lots 48 and 49 in Assessor's Block 2704 - Request for Authorization of Conditional Use to permit FOUR DWELLING UNITS ON TWO LOTS with approximately 6,500 square feet in an RH-2 (House, Two-Family) district when 1,500 square feet per unit is required.

3:30 P.M.

19. 83.115ZC - 30 HOFF STREET, west side, a through lot to Rondel Place between 16th and 17th Streets, Lot 84 in Assessor's Block 3569 - Request for Authorization of Conditional Use to permit parking for approximately 36 vehicles above the ground floor in an RC-3 or RC-4 (Residential-Commercial Combined, Medium or High Density) district and a C-M (Heavy Commercial) district.
(Continued from the Regular Meeting of May 19, 1983)
NOTE: Proposed for continuation to July 28, 1983.

20. 83.115EZCZ - 20-80 HOFF STREET, west side between 16th and 17th Streets, Lots 22, 28, 83 and 84 in Assessor's Block 3569 - Request for reclassification of properties from a 50X HEIGHT AND BULK DISTRICT to A 65X HEIGHT AND BULK DISTRICT.
NOTE: Proposed for continuation to July 28, 1983.

21. 83.282D - 990 COLUMBUS AVENUE, Lot 20 in Assessor's Block 65; Consideration of Discretionary Review for Building Permit Application No. 8303715 for alterations to ground floor of existing building to accommodate a Savings and Loan Association.

22. 83.282D - 990 COLUMBUS AVENUE, Lot 20 in Assessor's Block 65; Discretionary Review for Building Permit Application No. 8303715 for alterations to ground floor of existing building to accommodate a Savings and Loan Association.

4:00 P.M.

23. 82.435ET - Amendment to Section 207 of the City Planning Code and addition of Section 207.2 to the City Planning Code to permit one additional secondary dwelling unit in owner-occupied, single-family homes in R district.
(Continued from the Regular Meeting of June 16, 1983)

24. 83.253T - Amendment to the text of the City Planning Code to preclude second units in single-family and multifamily zoned areas otherwise permitted under State of California Senate Bill No. 1534 (Mello) approved by the Governor September 27, 1982, except where second units are currently permitted by the City Planning Code under Section 209.1(c) for RH-1(S) districts and Section 209.1(m) for units designed for and occupied by senior citizens or physically handicapped persons.

4:30 P.M.

25. 81.158ET - Consideration of proposed text amendment to Sections 302 and 306.6 of the City Planning Code. The primary purpose of said proposed amendments, initiated by the Board of Supervisors, would be to: (1) change Section 302(b) of the City Planning Code so as to limit the definition of "interested property owner" who may initiate a rezoning or setback proceeding to one who is an owner of property within the area subject to the rezoning or within a distance of 300 feet of the exterior boundaries of such area; (2) change Section 302(e) by adding procedures for the imposition of interim controls by the Board of Supervisors or by the City Planning Commission; (3) change the existing Section 302(e) provisions regarding the effect of rezoning proceedings on permit applications so that permit applications filed after interim controls have been imposed shall be subject to said controls, while rezoning applications filed by interested property owners would no longer have any effect on permit applications filed with the Department of Public Works or the Department of City Planning until fully enacted; and (4) make other non-substantive change in Sections 302 and 306.1 to conform these sections to the changes above.
(Continued from the Regular Meeting of June 23, 1983)

26. 81.511E - 222 FRONT STREET, east side between California and Sacramento Streets, Lot 6 in Assessor's Block 236 - Appeal of Notice of Environmental Impact Report Requirement (i.e. determination that the project could have a significant effect on the environment): 12-story office building of 42,250 square feet, after demolition of existing architecturally significant building and retention of its facade.

NOTE: Proposed for continuation to July 14, 1983.

NOTICE OF MEETING AND CALENDAR

-6-

July 7, 1983

5:30 P.M.

27. 83.271D - 254-264 TOWNSEND STREET, northwest corner at Lusk Street, Lot 24 in Assessor's Block 3787; Discretionary Review of Building Permit Application No. 8302490, for proposed 7-story office building containing approximately 61,000 gross square feet of office space and 85 parking spaces in an M-2 (Heavy Industrial) district and 105-G Height and Bulk District.

6:00 P.M.

28. 81.183ED - 123 MISSION STREET, southeast corner at Main Street, Lots 14-18 in Assessor's Block 3717 - Discretionary Review of Building Permit Application No. 8108281 for a proposed 27-story office tower containing approximately 351,000 gross square feet office space and 37 parking spaces after demolition of three existing structures in a C-3-0, 400I Height and Bulk District within the downtown Discretionary Review area.

6:30 P.M.

29. Further consideration of the UNION STREET DESIGN GUIDELINES.
(Continued from the Regular Meeting of June 23, 1983)

30. UNION STREET Special Sign District Initiation.

(Continued from the Regular Meeting of June 23, 1983)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 14, 1983
ROOM 282, CITY HALL
2:00 P.M.

DOCUMENTS DEPT.

JUL 12 1983

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PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

2:00 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

2:15 P.M.

2. 83.235C - 1960 WASHINGTON STREET, north side between Franklin and Gough Streets, Lot 9 in Assessor's Block 600 - Request for Authorization of Conditional Use to allow FOUR DWELLING UNITS on a LOT WITH APPROXIMATELY 6,480 square feet in an RH-2 (House, Two-Family) district when 1,500 square feet per unit is required.
(Continued from the Regular Meeting of July 7, 1983)
NOTE: Proposed for continuation to July 21, 1983.
3. 82.50ET - Text amendment to City Planning Code Section 304 to RESTRICT THE USE OF PLANNED UNIT DEVELOPMENTS by limiting its application to residential developments only.
(Continued from the Regular Meeting of July 7, 1983)
4. 81.511E - 222 FRONT STREET, east side between California and Sacramento Streets, Lot 6 in Assessor's Block 236 - Appeal of Notice of Environmental Impact Report Requirement (i.e. determination that the project could have a significant effect on the environment): 12-story office building of 42,250 square feet, after demolition of existing architecturally significant building and retention of its facade.
(Continued from the Regular Meeting of July 7, 1983)
5. 83.271D - 254-264 TOWNSEND STREET, northwest corner at Lusk Street, Lot 24 in Assessor's Block 3787; Discretionary Review of Building Permit Application No. 8302490, for proposed 7-story office building containing approximately 61,000 gross square feet of office space and 85 parking spaces in an M-2 (Heavy Industrial) district and 105-G Height and Bulk District.
(Continued from the Regular Meeting of July 7, 1983)

3:30 P.M.

6. 82.418E - Public Hearing on Draft Environmental Impact Report (EIR) for 1171 SANOME STREET near Union Street; Lot 40 in Assessor's Block 113, for construction on a vacant lot of a 12-story mixed use building containing 14 condominium units above 29,355 gross square feet of office space requiring a parking variance.

4:15 P.M.

7. 81.403ED - 814-828 STOCKTON STREET, between Sacramento and Clay Streets, and abutting Hang Ah Alley, and Pagoda Place, Lot 14 in Assessor's Block 225; Discretionary Review of Building Permit Application No. 8207772-S in the Downtown Interim Special Review Area to construct a 12-story building containing 29 residential condominiums, 3,400 square feet of office space in the C-3-G (Downtown General Commercial) district and 160-F Height and Bulk District. (Continued from the Regular Meeting of June 16, 1983)

5:00 P.M.

8. 81.694EM - FISHERMAN'S WHARF, north of Jefferson Street between Pier 41 and Hyde Street Pier, Lot 45 in Assessor's Block 9900; Certification of the Final Environmental Impact Report for Five Proposed Text Amendments to the Comprehensive Plan for the City and County of San Francisco to establish consistency between the proposed Fisherman's Wharf Action Plan (FWAP) and the Northeastern Waterfront Plan, which is an adopted element of the Comprehensive Plan.

9. 81.694EM - FISHERMAN'S WHARF, north of Jefferson Street between Pier 41 and Hyde Street Pier, Lot 45 in Assessor's Block 9900; Northeastern Waterfront Plan, a part of the Comprehensive Plan of the City and County of San Francisco - Hearing on proposed amendments to change the recommended use of Pier 45 from primarily for maritime activities to mix-use residential, hotel, office and retail development. Also to clarify the policy on restricting tourist-oriented commercial uses and would allow truck access in the Fish Alley Area.

10. 83.195ET - Consideration of proposed text amendment to Section 126(e) of the City Planning Code to extend the interim period of time for limitation of development bonuses within the C-3 (Downtown Commercial) district from September 1, 1983 to May 1, 1984.

(Continued from the Regular Meeting of June 2, 1983)

NOTE: Proposed to be continued to August 11, 1983 in order for this proposal to be considered after publication of the Downtown Plan.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL JOINT MEETING
WITH
THE RECREATION & PARK COMMISSION
TUESDAY
JULY 19, 1983
GOLDEN GATE PARK SENIOR CITIZENS CENTER
6101 FULTON STREET
7:30 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg
Rosenblatt and Salazar.

7:30 P.M.

1. Presentation of Report on the 1983-84 Open Space Acquisition and Park Renovation Fund by the General Manager, Recreation and Park Department.
2. Approval of Resolution to adopt the General Manager's Report.

Adjournment.

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SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 21, 1983
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUL 19 1983

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PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:30 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

2:00 P.M.

2. 83.208C - 1090 RANDOLPH STREET, south corner at 19th Avenue, Lot 33 in Assessor's Block 7081A - Request for Authorization of Conditional Use for a CHURCH in a RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of July 7, 1983)
3. 83.235C - 1960 WASHINGTON STREET, north side between Franklin and Gough Streets, Lot 9 in Assessor's Block 600 - Request for Authorization of Conditional Use to allow FOUR DWELLING UNITS on a LOT WITH APPROXIMATELY 6,480 square feet in an RH-2 (House, Two-Family) district when 1,500 square feet per unit is required.
(Continued from the Regular Meeting of July 14, 1983)

4. 83.270U - 4108 - 24TH STREET, north side, west of Castro Street; Lot 5 in Assessor's Block 2831; Request for Authorization of Special Use to change conditions 1 and 3 of the City Planning Commission Resolution No. 8736 establishing a restaurant serving primarily Knishes and hours of operation from 11:00 a.m. to 7:00 p.m., respectively to add selling other baked goods and new hours of operations from 7:00 a.m. to 10:00 p.m., in an RC-1 (Residential-Commercial Combined, Low Density) district in the 24th Street-Noe Valley Special Use District.

2:15 P.M.

5. 83.279Q - 455 UPPER TERRACE, north side at Mount Olympus, Lot 9 in Assessor's Block 2629A, 6-UNIT CONDOMINIUM CONVERSION subdivision, for consideration of a proposed EXCEPTION from the moderate-income requirements of Subdivision Code Section 1341. (Conversion of this property was found consistent with the Master Plan under Case No. RS79.80.)

NOTE: JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORK

6. 82.633Q - 1925 PACIFIC AVENUE, south side between Octavia and Gough Streets, Lot 15 in Assessor's Block 592 - Review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district.

7. 82.636Q - 2760 SACRAMENTO STREET, north side between Scott and Pierce Streets, Lot 4 in Assessor's Block 632 - Review for consistency with the Master Plan for a 12-UNIT CONDOMINIUM CONVERSION subdivision in an RM-2 (Mixed Residential, Moderate Density) district.

8. 82.637Q - 2100 LYON STREET, northeast corner at Washington Street, Lot 17 in Assessor's Block 892 - Review for consistency with the Master Plan for a 8-UNIT CONDOMINIUM CONVERSION subdivision in an RH-3 (House, Three-Family) district.

9. 82.640Q - 2855 JACKSON STREET, south side between Broderick and Divisadero Streets, Lot 25 in Assessor's Block 980 - Review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RM-1 (Mixed Residential, Low Density) district.

10. 82.641Q - 3848 SACRAMENTO STREET, north side between CHERRY AND MAPLE STREETS, Lot 10 in Assessor's Block 1013 - Review for consistency with the Master Plan for a 9-UNIT CONDOMINIUM CONVERSION subdivision in an RM-1 (Mixed Residential, Low Density) district.

11. 82.654Q - 3755 DIVISADERO STREET, southwest corner at Jefferson Street, Lot 1 in Assessor's Block 914 - Review for consistency with the Master Plan for a 21-UNIT CONDOMINIUM CONVERSION subdivision in an RM-3 (Mixed Residential, Medium Density) district.

12. 82.655Q - 1854 VALLEJO STREET, north side between Octavia and Gough Streets, Lot 14A in Assessor's Block 553 - Review for consistency with the Master Plan for a 7-UNIT CONDOMINIUM CONVERSION subdivision in an RM-1 (Mixed Residential, Low Density) district.

13. 82.657Q - 1335 FILBERT STREET, south side between Polk and Larkin Streets, Lot 31 in Assessor's Block 525 - Review for consistency with the Master Plan for a 18-UNIT CONDOMINIUM CONVERSION subdivision in an RM-2 (Mixed Residential, Moderate Density) district.

NOTICE OF MEETING AND CALENDAR

-3-

July 21, 1983

2:15 P.M. (Cont)

14. 82.658Q - 2222 LEAVENWORTH STREET, east side between Greenwich and Lombard Streets, Lot 8A in Assessor's Block 72 - Review for consistency with the Master Plan for a 24-UNIT CONDOMINIUM CONVERSION subdivision in an RM-2 (Mixed Residential, Moderate Density) district.

15. 83.6Q - 452-56 LAKE STREET and 88-92 7TH AVENUE, northeast corner, Lot 22 in Assessor's Block 1353 - Review for consistency with the Master Plan for a 5-UNIT CONDOMINIUM CONVERSION subdivision in an RM-2 (Mixed Residential, Moderate Density) district.

16. 83.7Q - 830 LAKE STREET, north side between Nineth and Tenth Avenues, Lot 5 in Assessor's Block 1349 - Review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district.

17. 83.8Q - 3822 - 19TH STREET, north side between Sanchez and Church Streets, Lot 87 in Assessor's Block 3585 - Review for consistency with the Master Plan for a 12-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district.

3:00 P.M.

18. 83.13E - 582 BUSH STREET, between Stockton and Grant Streets; Lot 14 in Assessor's Block 271; Appeal of the Preliminary Negative Declaration for the construction of a 12-story commercial/office building, requiring Discretionary Review.

19. 83.13ED - 582 BUSH STREET, between Stockton and Grant Streets; Lot 14 in Assessor's Block 271; Consideration of Discretionary Review of Building Permit Application No. 8300196-S; for the construction of a 12-story commercial/office building.

20. 83.13ED - 582 BUSH STREET, between Stockton and Grant Streets; Lot 14 in Assessor's Block 271; Discretionary Review of Building Permit Application No. 8300196-S; for the construction of a 12-story commercial/office building.

3:30 P.M.

21. 83.271D - 254-264 TOWNSEND STREET, northwest corner at Lusk Street, Lot 24 in Assessor's Block 3787; Discretionary Review of Building Permit Application No. 8302490, for proposed 7-story office building containing approximately 61,000 gross square feet of office space and 85 parking spaces in an M-2 (Heavy Industrial) district and 105-G Height and Bulk District.

(Continued from the Regular Meeting of July 14, 1983)

NOTICE OF MEETING AND CALENDAR

-4-

July 21, 1983

3:30 P.M. (Cont)

22. 81.403ED - 814-828 STOCKTON STREET, between Sacramento and Clay Streets, and abutting Hang Ah Alley, and Pagoda Place, Lot 14 in Assessor's Block 225; Discretionary Review of Building Permit Application No. 8207772-S in the Downtown Interim Special Review Area to construct a 12-story building containing 29 residential condominiums, 3,400 square feet of office space in the C-3-G (Downtown General Commercial) district and 160-F Height and Bulk District.

(Continued from the Regular Meeting of July 14, 1983)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 28, 1983
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUL 27 1983

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PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:30 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

2:00 P.M.

2. 82.15ET - Consideration of a proposed amendment to the City Planning Code to establish Article 7, a new section for neighborhood commercial districts including all C-1, C-2, C-M, RC-1, RC-2, RC-3 and RC-4 districts and the Union Street Special Use District.

(Continued from the Regular Meeting of June 30, 1983)

NOTE: Proposed for indefinite continuation.

3. 81.500CE - 1300 SACRAMENTO STREET, northwest corner at Jones Street, Lot 8 in Assessor's Block 220; Appeal of the Preliminary Negative Declaration for a 14-story, 24 unit Residential Building in an RM-4 (Mixed Residential, High Density) district and 160-A Height and Bulk District.

(Continued from the Regular Meeting of June 23, 1983)

NOTE: Proposed for continuation to September 1, 1983.

4. 81.500CE - 1300 SACRAMENTO STREET, northwest corner at Jones Street, Lot 8 in Assessor's Block 220; Request for Authorization of Conditional Use for a Building EXCEEDING HEIGHT OF 40 FEET (approximately 130 feet) in an RM-4 (Mixed Residential, High Density) district and 160-A Height and Bulk District.

(Continued from the Regular Meeting of June 23, 1983)

NOTE: Proposed for continuation to September 1, 1983.

2:00 P.M. (Cont)

5. 83.248U - 2131 UNION STREET, south side between Webster and Fillmore Streets, Lot 25 in Assessor's Block 540; Request for authorization of Special Use for COMMERCIAL OFFICE SPACE over 2,500 square feet on the second and third floors (space already converted without proper permits) in a C-2 (Community Business) district in the Union Street Special Use District.
NOTE: Proposed for continuation to August 4, 1983.

6. 83.269U - 2075 MARKET STREET, south side, east of Church Street, Lot 67 in Assessor's Block 3544; Request for authorization of Special Use for a RESTAURANT having a seating capacity of up to 49 persons in a C-2 (Community Business) district in the Upper Market Special Use District.

7. 83.275U - 620 - 14TH STREET, north side between Church and Belcher Streets, Lot 20 in Assessor's Block 3537; Request for authorization of Special Use for a RESTAURANT with a seating capacity of up to 49 persons in a C-2 (Community Business) district in the Upper Market Special Use District.

8. 83.131EC - 465-481 O'FARRELL STREET, south side between Jones and Taylor Streets, Lots 16, 17, 18 and 19 in Assessor's Block 324; Request for authorization of Conditional Use for HEIGHT EXCEEDING 40 FEET (approximately 120 feet) in an initiated RC-4 (Residential-Commercial Combined, High Density) district and a C-3-S (Downtown Support) district and 240-H Height and Bulk District.

2:45 P.M.

9. 82.435ET - Amendment to Section 207 of the City Planning Code and an addition of Section 207.2 to the City Planning Code to permit one additional secondary dwelling unit in owner-occupied, single-family homes in R districts.
(Continued from the Regular Meeting of July 7, 1983)

10. 83.253T - Amendment to the text of the City Planning Code to preclude second units in single-family and multi-family zoned areas otherwise permitted under State of California Senate Bill No. 1534 (Mello) approved by the Governor on September 27, 1982, except where second units are currently permitted by the City Planning Code under Section 209.1(c) for RH-1(s) districts and Section 209.1(m) for units designed for and occupied by senior citizens or physically handicapped persons.

NOTICE OF MEETING AND CALENDAR

-3-

July 28, 1983

3:00 P.M.

11. 83.216L - Consideration of TRINITY PRESBYTERIAN (MISSION UNITED) CHURCH at 3261 - 23RD STREET, southwest corner of Capp Street, Lot 35 in Assessor's Block 3642, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.
(Continued from the Regular Meeting of June 23, 1983)

12. 81.400EC - POST-MASON HOTEL, 500-524 POST STREET near Mason Street, Lots 4 and 5 in Assessor's Block 297; Certification of the Final Environmental Impact Report to construct 315,000 square-foot, 21-story, 350 guest room hotel with 140 parking spaces in 5 subsurface levels; demolition of a 3-level parking garage; requiring Conditional Use Authorization.

13. 83.115ZC - 30 HOFF STREET, west side, a through lot to Rondel Place between 16th and 17th Streets, Lot 83 in Assessor's Block 3569; Request for Authorization of Conditional Use to permit parking for approximately 36 vehicles above the ground floor in an initiated RC-3 or RC-4 (Residential-Commercial Combined, Medium or High Density) district and a C-M (Heavy Commercial) district.
(Continued from the Regular Meeting of July 7, 1983)

14. 83.115EZCZ - 20-80 HOFF STREET, west side between 16th and 17th Streets, Lots 22, 28, 83 and 84 in Assessor's Block 3569; Request for reclassification of properties from a 50X HEIGHT AND BULK DISTRICT TO A 65X HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of July 7, 1983)

15. 83.74ED - 775-795 DIVISADERO STREET, southwest corner at Fulton Street, Lot 1 in Assessor's Block 1182; Discretionary Review of Building Permit Application Nos. 8301478 and 8301479 proposing retail structures having total floor area of 9,950 square feet with parking for 22 cars in a C-2 (Community Business) district and in the Divisadero Street Auto-Oriented Use Discretionary Review Policy Area.
(Continued from the Regular Meeting of June 30, 1983)

4:30 P.M.

16. 81.687ED - 222 KEARNY STREET at Harrison Street, Lots 10, 11 and 29 in Assessor's Block 288; Certification of the Final Environmental Impact Report for demolition of a 4-story building at 220 Kearny Street; retention of the street facades of 6-story building at 154 Sutter Street and the 5-story Adams building at 200 Kearny Street; construction of an approximately 315-foot-tall, 19-story (plus two mechanical levels) building of about 280,910 square foot office; 10,000 square feet of retail; 123 valet and two loading spaces, requiring Discretionary Review by the City Planning Commission, and demolition and building permits.

17. 81.687ED - 222 KEARNY STREET at Sutter Street, Lots 10, 11 and 29 in Assessor's Block 288; Discretionary Review of Building Permit Application No. 8206420 for commercial building project described above, in a C-3-0, 500-I Height and Bulk district within the Downtown Special Review Area.

5:30 P.M.

18. 82.358ECZ - 355 BUENA VISTA AVENUE EAST (former St. Joseph's Hospital), southwest corner at Park Hill Avenue, Lots 1, 1A, 15, 16, 17 and 18 in Assessor's Block 2607; Request for reclassification of property from an RH-2 (House, Two-Family) district to an RH-3 (House, Three-Family) district or an RM-1 (Mixed Residential, Low Density) district.
(Continued from the Regular Meeting of June 30, 1983)

19. 82.358ECZ - PARK HILL RESIDENTIAL, 355 BUENA VISTA AVENUE EAST (former St. Joseph's Hospital), southwest corner at Park Hill Avenue, Lots 1 and 1A in Assessor's Block 2606; Request for Authorization of a PLANNED UNIT DEVELOPMENT for up to 182 dwelling units and 182 parking spaces, requiring exceptions for rear yards, off-street parking and density, and for a building height over 40 feet in a 50 foot Height District, in an RH-2 (House, Two-Family) district initiated RH-3 (House, Three-Family) district or RM-1 (Mixed Residential, Low Density) district.
(Continued from the Regular Meeting of June 30, 1983)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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NOTICE OF MEETING
AND CALENDAR
OF THE
— SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 4, 1983
ROOM 282, CITY HALL
1:15 P.M.

DOCUMENTS DEPT.

AUG 3 1983

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg
Rosenblatt and Salazar.

12:00 NOON

FIELD TRIP - To view the sites of cases to be considered by the City
Planning Commission.

1:15 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

1:30 P.M.

2. 82.583ETZ - Initiation of Amendments to Zoning Map and City Planning Code
to effectively reduce height limits in portions of six blocks
to the south, east and west of the Chinese Playground.
3. 83.243C - 145 HAIGHT STREET, south side between Laguna and Octavia Streets,
Lot 20 in Assessor's Block 856 - Request for Authorization of
Conditional Use for a CHURCH PARKING LOT FOR 19 VEHICLES in
an RM-2 (Mixed Residential Moderate Density) district.
4. 83.249VC - 1221 GREENWICH STREET, south side between Larkin and Hyde
Streets, Lots 29 and 30 in Assessor's Block 95 - Request
for Authorization of Conditional Use for an OFF-STREET
PARKING FACILITY in an RM-2 (Mixed Residential Moderate Density)
district.
5. 83.257C - ONE MARKET PLAZA, south side Market Street between Steuart and
Spear Streets, Lots 6 and 7 in Assessor's Block 3713 - Request
for Authorization of Conditional Use to permit MICROWAVE TOWERS
AND ANTENNAE in a C-3-0 (Downtown Office) district.
6. 83.262C - 1207 - 9TH AVENUE, southwest corner at Lincoln Way, Lot 1 in
Assessor's Block 1741 - Request for Authorization of Conditional
Use for a VETERINARY CLINIC in a C-2 (Community Business)
district.

2:00 P.M. (Cont)

7. 83.289C - 30 BEMIS STREET, north side between Miguel and Addison Streets, Lot 41 in Assessor's Block 7542 - Request for Authorization of Conditional Use for a RESIDENTIAL CARE FACILITY for two structures housing a total of 12 children in an RH-1 (House, One-Family) district.

8. 83.283C - GRAYSTONE TERRACE, southwest corner at IRON ALLEY, Lot 16 and a portion of Lot 34 in Assessor's Block 2719B - Request for Authorization of Conditional Use to permit 8 DWELLING UNITS on a lot in an RH-2 (House, Two-Family) district with 12,125 square feet when 1,500 square feet per dwelling is required.
NOTE: Proposed for continuation to August 18, 1983.

9. 83.249C - GRAYSTONE TERRACE, south side between Iron Alley and Pemberton Place, Lot 34 and a portion of Lot 16 in Assessor's Block 2719B - Request for Authorization of Conditional Use to permit THREE DWELLING UNITS on a lot with approximately 5,256 square feet in an RH-2 (House, Two-Family) district when 1,500 square feet per unit is required.
(Continued from the Regular Meeting of July 7, 1983)
NOTE: Proposed for continuation to August 18, 1983.

10. 83.187C - 850 KEARNY STREET, southeast corner at Jackson Street, Lots 11 and 13 in Assessor's Block 195 - Request for Authorization of Conditional Use for PARKING LOT in a C-2 (Community Business) district and an initiated RC-4 (Residential-Commercial Combined, High Density) district.
(Continued from the Regular Meeting of

3:30 P.M.

11. 83.248U - 2131 UNION STREET, south side between Webster and Fillmore Streets, Lot 25 in Assessor's Block 540; Request for Authorization of Special Use for COMMERCIAL OFFICE SPACE over 2,500 square feet on the second and third floors (space already converted without proper permits) in a C-2 (Community Business) district in the Union Street Special Use District.
(Continued from the Regular Meeting of July 28, 1983)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL JOINT MEETING
WITH
THE RECREATION AND PARK COMMISSION
TUESDAY
AUGUST 16, 1983
GOLDEN GATE PARK SENIOR CITIZENS CENTER
6101 FULTON STREET
7:30 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

7:30 P.M.
1. 83.332R - Realignment of the Great Highway between Lincoln Way and Sloat Boulevard, and related improvements.

Adjournment.

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SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 11, 1983
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:30 P.M.

1. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters

2. 82.583ETZ - Appeal of the Preliminary Negative Declaration for Reclassification of Height and Bulk Districts; portions of Assessor's Blocks 223-225 and 242-244 which are generally bounded by Grant Avenue, California, Mason and Clay Streets. Amend City Planning Code and Zoning Map to reduce maximum heights permitted in portions of six blocks to the south, east and west of the Chinese playground.

NOTE: Proposed for continuation to August 25, 1983.

3. 83.195ET - Consideration of proposed Text Amendment to Section 126(e) of the City Planning Code to extend the interim period of time for limitation on development bonuses within the C-3 (Downtown Commercial) district from September 1, 1983 to May 1, 1984. (Continued from the Regular Meeting of July 14, 1983)

NOTE: Proposed to be continued to August 25, 1983 in order for this proposal to be considered after publication of the Downtown Plan.

4. 83.275U - 620 - 14TH Street; Lot 20 in Assessor's Block 3537; Consideration of Motion Authorizing Special Use for a RESTAURANT in the Upper Market Special Use District.

1:30 P.M. (Cont)

5. 83.249C - 1221 GREENWICH STREET; Lots 29 and 30 in Assessor's Block 95; Consideration of Motion Disapproving Conditional Use for an off-street parking lot in an RM-2 (Mixed Residential)district. (Continued from the Regular Meeting of August 4, 1983)

2:00 P.M.

6. 83.235C - 1960 WASHINGTON STREET, north side between Franklin and Gough Streets, Lot 9 in Assessor's Block 600 - Request for Authorization of Conditional Use to allow FOUR DWELLING UNITS on a LOT WITH APPROXIMATELY 6,480 square feet in an RH-2 (House, Two-Family) district when 1,500 square feet per unit is required. (Continued from the Regular Meeting of July 21, 1983)

7. 83.187C - 850 KEARNY STREET, southeast corner at Jackson Street, Lots 11 and 13 in Assessor's Block 195 - Request for Authorization of Conditional Use for PARKING LOT in a C-2 (Community Business) district and an initiated RC-4 (Residential-Commercial Combined, High Density) district.

(Continued from the Regular Meeting of August 4, 1983)

8. 82.224VEC - 1700 CALIFORNIA STREET, northwest corner at Van Ness Avenue, Lots 4 and 5 in Assessor's Block 642 - Request for Authorization of Conditional Use to permit BULK REQUIREMENT EXCEPTIONS of the City Planning Code and a PLANNED UNIT DEVELOPMENT for an 11-story RESIDENTIAL/COMMERCIAL COMPLEX containing up to 47 DWELLING UNITS, approximately 82,500 gross square feet of office space, 8,300 gross square feet of retail space and parking for 201 cars requiring exceptions to City Planning Code standards for rear yard in a C-2 (Community Business) district and in a 130-E Height and Bulk District.

2:45 P.M.

9. 81.400EC - 500-524 POST STREET, northwest corner at Mason Street, Lots 4 and 5 in Assessor's Block 297 - Request for Authorization of a Conditional Use to construct a 315,000 square-foot, 21-story, 350-guest room hotel with a 140-parking space garage, requesting PARKING IN EXCESS OF ACCESSORY AMOUNTS and BONUS FLOOR AREA of approximately 32,728 square feet in a C-3-G (Downtown General Commercial) district and a 240-H Height and Bulk District, after demolition of an existing garage.

3:30 P.M.

10. 80.235E - YOSEMITE TRANSPORT STORAGE PROJECT, Public Hearing on Draft Environmental Impact Report for Yosemite Transport/Storage Project, a part of San Francisco Clean Water Program involving construction of sewer pipes or box culverts under Griffith Street between Palou and Van Dyke, Thomas Avenue between Griffith and Hawes, Hawes between Thomas and Bancroft, Bancroft between Hawes and Fitch, Yosemite between Ingalls and Hawes, Armstrong between Hawes and Ingalls, and Ingalls between Armstrong and Fitzgerald; construction of pump station and underground reservoir, northeast of Thomas Avenue between Griffith and Fitch, and possible an overflow structure connecting the proposed reservoir to the bay under the undeveloped alignment of Shafter Avenue between Fitch and the Bay.

4:00 P.M.

11. 81.183ED - 123 MISSION STREET, southeast corner at Main Street, Lots 14-18 in Assessor's Block 3717 - Discretionary Review of Building Permit Application No. 8108281 for a proposed 27-story office tower containing approximately 342,800 gross square feet of office space and 100 parking spaces, after demolition of three existing structures, in a C-3-0 (Downtown Commercial-Office) district, 400-I Height and Bulk District, within the Downtown Discretionary Review area.

(Continued from the Regular Meeting of July 7, 1983)

5:00 P.M.

12. 82.358ECZ - PARK HILL RESIDENTIAL, 355 BUENA VISTA AVENUE EAST (former St. Joseph's Hospital), southwest corner at Park Hill Avenue, Lots 1, 1A in Assessor's Block 2607 - Request for Authorization of a PLANNED UNIT DEVELOPMENT for up to 182 dwelling units and 182 parking spaces, requiring exceptions for rear yards, off-street parking and density, in an RH-2 (House, Two-Family) district initiated RH-3 (House, Three-Family) district or RM-1 (Mixed Residential, Low Density) district.

(Continued from the Regular Meeting of July 28, 1983)

13. 82.358ECZ - 355 BUENA VISTA AVENUE EAST (former St. Joseph's Hospital), southwest corner at Park Hill Avenue, Lots 1, 1A, 15, 16, 17 and 18 in Assessor's Block 2607 - Request to reclassify property from an RH-2 (House, Two-Family) district to an RH-3 (House, Three-Family) district or an RM-1 (Mixed Residential, Low Density) district.

(Continued from the Regular Meeting of July 28, 1983)

NOTICE OF MEETING AND CALENDAR

-4-

August 11, 1983

5:00 P.M. (Cont)

14. 81.591REC - SOUTH SIDE OF STONEMAN STREET, between Bonview and Shotwell Streets, Lots 1, 2, 3, 4, 5, 51, 52 and 53 in Assessor's Block 5614 and Lot 1 in Assessor's Block 5547 - Request for Authorization of a Conditional Use of a PLANNED UNIT DEVELOPMENT to construct FOURTEEN (14) DWELLING UNITS with up to 24 off-street parking spaces on approximately 33,000 square feet of property with exceptions for density, rear yard and parking requirements.

15. 81.591REC - SOUTH SIDE OF STONEMAN STREET, between Bonview and Shotwell Streets, Lots 1, 2, 3, 4, 5, 51, 52 and 53 in Assessor's Block 5614 and Lot 1 in Assessor's Block 5547 - Review for consistency with the Master Plan for a PLANNED UNIT DEVELOPMENT as described above.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 11, 1983
ROOM 282, CITY HALL
1:30 P.M.

1:30 P.M.

3. 83.195ET - Consideration of proposed text amendment to Section 126(e) of the City Planning Code to reduce the permitted Floor Area Ratio (FAR) in the C-3-0 (Downtown Commercial-Office) district from 14:1 to 10:1, and extend the interim period of time for limitation on development bonuses within the C-3 (Downtown Commercial) district from September 1, 1983 to May 1, 1984.

NOTE: Proposed for continuation to August 25, 1983 in order for this proposal to be considered after publication of the Downtown Plan.

SPECIAL NOTE: This item (83.195ET) as it appears on the Commission Calendar of August 11, 1983, is in error. It should have appeared as described above.

SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 25, 1983
ROOM 282, CITY HALL
1:00 P.M.

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:00 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

1:30 P.M.

2. Presentation of the Downtown Plan

3. 83.195ET - Consideration of proposed text amendment to Section 126(a) of the City Planning Code to reduce the permitted Floor Area Ratio (FAR) in the C-3-0 (Downtown Commercial-Office) district from 14:1 to 10:1, development bonuses within the C-3 (Downtown Commercial) district from September 1, 1983 to May 1, 1984.
(Continued from the Regular Meeting of August 11, 1983)

2:00 P.M.

4. 82.446EVU - 2318 FILLMORE STREET, Lot 19 in Assessor's Block 612, zoned C-2 (Community Business) in the Upper Fillmore Special Use District - Consideration of Motion approving four-story commercial building over 2,500 square feet.

5. EE81.63 - FERRY BUILDING COMPLEX, foot of Market, primarily east of The Embarcadero, Lots 000A, 000F, 000H, 000W and 1 in Assessor's Block 9900; Certification of the Final Environmental Impact Report for the proposed rehabilitation and expansion of the Ferry Building and the Agriculture Building to contain office and retail space, and construction of a 3-story office and retail building on Pier 1, after demolition of the existing shed, within a C-2 (Community Business) district, 84-X-1 and 84-J Height and Bulk District and the Northern Waterfront Special Use District No. 1.

2:00 P.M. (Cont)

6. 83.31MAC - FERRY BUILDING COMPLEX, foot of Market Street, primarily east of The Embarcadero, Lots 000A, 000F, 000H, 000W, and 1 in Assessor's Block 9900; proposed rehabilitation and expansion of the Ferry Building and the Agriculture Building to contain office and retail space, and construction of a 3-story office and retail building on Pier 1, after demolition of the existing shed, within a C-2 (Community Business) district, 84-X-1 and 84-J Height and Bulk District and the Northern Waterfront Special Use District No. 1, requiring:

1. Amendments to the Northeastern Waterfront Plan, a part of the Comprehensive Plan; and
2. Certificate of Appropriateness for alterations to the Ferry Building, Designated City Landmark No. 90; and
3. Conditional Use Authorization to permit commercial uses not directly related to the conduct of water-borne commerce or navigation in the Northern Waterfront Special Use District No. 1

(Continued from the Regular Meeting of February 17, 1983)
NOTE: Proposed for continuation to September 15, 1983.

7. 83.324C - Seawall Lot 351 at Washington Street and The Embarcadero, Lot 13 in Assessor's Block 201 - Request for authorization of Conditional Use for the construction of a 400-space mechanical OFF-STREET PARKING FACILITY to be used in conjunction with the Ferry Building Complex in an RC-4 (Residential-Commercial Combined, High Density) district.

NOTE: Proposed for continuation to September 15, 1983.

8. 83.115EZCZC - 3043 - 16TH STREET, southwest corner at Hoff Street, and 30 HOFF STREET, a through lot to Rondel Place, Lots 22 and 84 in Assessor's Block 3569, respectively - Request for Authorization of Conditional Use for buildings EXCEEDING HEIGHT OF 40 FEET (approximately 47 feet and 57 feet) in an RC-3 (Residential-Commercial Combined, Medium Density) district, a 50-X Height and Bulk District and within an initiated 65-A Height and Bulk District.

NOTE: Proposed for continuation to September 15, 1983.

2:00 P.M. (Cont)

9. 82.564Q - 845 LAKE STREET, southside between Nineth and Tenth Avenues, Lot 43 in Assessor's Block 1349 - Review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district.

JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORKS

10. 83.7Q - 830 LAKE STREET, north side between Nineth and Tenth Avenues, Lot 5 in Assessor's Block 1349 - Review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district.

JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORKS

11. 82.365Q - 972 BUSH STREET, north side between Jones and Taylor Streets, Lot 5 in Assessor's Block 275 - Review for consistency with the Master Plan for a 26-UNIT CONDOMINIUM CONVERSION subdivision in an RC-4 (Residential-Commercial Combined, High Density) district.

NOTE: Proposed for continuation to September 1, 1983.

3:00 P.M.

12. 82.583ETZ - Appeal of the Preliminary Negative Declaration for Reclassification of Height and Bulk Districts; portions of Assessor's Blocks 223-225 and 242-244 which are generally bounded by Grant Avenue, California, Mason and Clay Streets. Amend City Planning Code and Zoning Map to reduce maximum heights permitted in portions of six blocks to the south, east and west of the Chinese playground.

(Continued from the Regular Meeting of August 11, 1983)

13. 82.583ETZ - Initiation of Amendments to Zoning Map and City Planning Code to effectively reduce height limits in portions of six blocks to the south, east and west of the Chinese Playground.

(Continued from the Regular Meeting of August 4, 1983)

3:00 P.M. (Cont)

14. 82.649EC - SOUTH CHINA BASIN HELIPORT, between China Basin, Mission Rock and 3rd Streets near Pier 48, a portion of Seawall Lot 337 in Assessor's Block 3880; Appeal of the Preliminary Negative Declaration for proposed HELICOPTER LANDING AREA with underground fueling facilities and parking area for helicopters to be used for business and commercial purposes.

(Continued from the Regular Meeting of June 23, 1983)

NOTE: Proposed for continuation after Department of City Planning presents report on present status.

15. 82.649EC - SOUTH CHINA PASIN HELIPORT, between China Basin, Mission Rock and 3rd Streets near Pier 48, a portion of Seawall Lot 337 in Assessor's Block 3880; Request for Authorization of Conditional Use to permit a HELICOPTER LANDING AREA with underground fueling facilities and parking area for helicopters to be used for business and commercial purposes.

(Continued from the Regular Meeting of June 23, 1983)

NOTE: Proposed for continuation after Department of City Planning presents report on present status.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
AUGUST 25, 1983
ROOM 282, CITY HALL
1:00 P.M.

1:30 P.M.

2a. 83.418ET - Consideration of initiation of interim controls on development in C-3 (Downtown-Commercial) districts and on office and hotel development in other commercial and industrial zoning districts.

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 25, 1983
ROOM 282, CITY HALL
1:00 P.M.

3:30 P.M.

EXECUTIVE SESSION - To confer with Counsel on pending litigation.

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SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 1, 1983
ROOM 282, CITY HALL
1:30 P.M.

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ROLL CALL: Commissioners Bieman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:30 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

2:00 P.M.

2. 82.365Q - 972 BUSH STREET, north side between Jones and Taylor Streets, Lot 5 in Assessor's Block 275 - Review for consistency with the Master Plan for a 26-UNIT CONDOMINIUM CONVERSION subdivision in an RC-4 (Residential-Commercial Combined, High Density) district.
(Continued from the Regular Meeting of August 25, 1983)
3. 83.301VC - 1823 TURK STREET, south side between Broderick and Divisadero Streets, Lot 20 in Assessor's Block 1153; Request for Authorization of Conditional Use to permit ENLARGEMENT OF A CHURCH in an RM-3 (Mixed Residential, Medium Density) district.
4. 83.309C - 2055 TARAVAL STREET, southeast corner at 31st Avenue, Lot 37 in Assessor's Block 2395; Request for Authorization of Conditional Use to permit a VETERINARY CLINIC in a C-2 (Community Business) district.
5. 83.276C - 12 BYRON COURT, north side, east of Lowell Avenue, Lot 53 in Assessor's Block 6489; Request for Authorization of Conditional Use to permit a RESIDENTIAL CARE FACILITY FOR 18 PERSONS in an RH-1 (House, One-Family) district.

2:00 P.M. (Cont)

6. 83.361C - 4645 ANZA STREET, southeast corner at 38TH AVENUE, Lot 9A in Assessor's Block 1580; Request for Authorization of Conditional Use to permit a RESIDENTIAL CARE FACILITY FOR 10 PERSONS in an RH-2 (House, Two-Family) district.

2:30 P.M.

7. 83.253T - Amendment to the text of the City Planning Code to preclude second units in single-family and multi-family zoned areas otherwise permitted under State of California Senate Bill No. 1534 (Mello) approved by the Governor on September 27, 1982, except where second units are currently permitted by the City Planning Code under Section 209.1(c) for RH-1(s) districts and Section 209.1(m) for units designed for and occupied by senior citizens or physically handicapped persons.

(Continued from the Regular Meeting of August 18, 1983)

NOTE: Proposed for continuation to September 15, 1983.

8. 82.435ET - Amendment to Section 207 of the City Planning Code and an addition of Section 207.2 to the City Planning Code to permit one additional secondary dwelling unit in owner-occupied, single-family homes in R district.

(Continued from the Regular Meeting of July 7, 1983)

NOTE: Proposed for continuation to September 15, 1983.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission At 558-4656.

THERE WILL BE NO COMMISSION MEETING OF SEPTEMBER 8, 1983;
ITEMS FROM THAT CALENDAR ARE CONTINUED TO SEPTEMBER 15, 1983.

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 1, 1983
ROOM 282, CITY HALL
1:30 P.M.

1:30 P.M.

1. Current Matters

A. Director's Report

1. Consideration of a Resolution authorizing the Director of Planning to apply for, accept and expend supplemental funds, not to exceed \$5,000, from the Federal Highway Administration for the purpose of a staff presentation on pedestrian safety at the Pedestrian Safety Conference in Boulder, Colorado.

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SAN FRANCISCO
CITY PLANNING COMMISSION
NOTICE OF CANCELLATION
OF THE
REGULAR MEETING
THURSDAY
SEPTEMBER 8, 1983

The Regular Meeting of the City Planning Commission scheduled for Thursday, September 8, 1983 has been cancelled.

Lee Woods, Jr.
Secretary

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SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 15, 1983
ROOM 282, CITY HALL
1:00 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

12:00 P.M. Field Trip

1:00 P.M.

1. Current Matters

A. Director's Report
B. Commissioners' Questions and Matters

1:30 P.M.

2. 81.500EC- 1300 SACRAMENTO STREET at Jones Street, Lot 8 in Assessor's Block 220 - Appeal of the Preliminary Negative Declaration for new construction of a 14-1/2-story, 24-unit residential building providing 24 parking spaces, requiring demolition of an existing 4-story structure and Conditional Use Authorization to build up to a 160-foot height limit.

(Continued from the Regular Meeting of August 18, 1983)

NOTE: Proposed for continuation to September 22, 1983.

3. 81.500CE- 1300 SACRAMENTO STREET, northwest corner at Jones Street, Lot 8 in Assessor's Block 220 - Request for Authorization of Conditional Use for a building EXCEEDING HEIGHT OF 40 FEET (approximately 130 feet) in an RM-4 (Mixed Residential, High Density) district and 160-A Height and Bulk District.

(Continued from the Regular Meeting of July 28, 1983)

4. 83.253T - Amendment to the text of the City Planning Code to preclude second units in single-family and multi-family zoned areas otherwise permitted under State of California Senate Bill No. 1534 (Mello) approved by the Governor on September 27, 1982, except where second units are currently permitted by the City Planning Code under Section 209.1(c) for RH-1(s) districts and Section 209.1(m) for units designed for and occupied by senior citizens or physically handicapped persons.

(Continued from the Regular Meeting of September 1, 1983)

NOTE: Proposed for continuation to September 22, 1983.

1:30 P.M. (Cont)

5. 82.435T - Amendment to Section 207 of the City Planning Code and an addition of Section 207.2 to the City Planning Code to permit one additional secondary dwelling unit in owner-occupied, single-family homes in an R district.

(Continued from the Regular Meeting of September 1, 1983)

6. 82.365Q - 972 BUSH STREET, north side between Jones and Taylor Streets, Lot 5 in Assessor's Block 275 - Review for consistency with the Master Plan for a 26-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RC-4 (Residential-Commercial Combined, High Density) district. (Continued from the Regular Meeting of September 1, 1983)

7. 82.564Q - 845 LAKE STREET, south side between Ninth and Tenth Avenues, Lot 43 in Assessor's Block 1349 - Review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RI-2 (House, Two-Family) district.

JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORKS

(Continued from the Regular Meeting of August 25, 1983)

8. 83.7Q - 830 LAKE STREET, north side between Ninth and Tenth Avenues, Lot 5 in Assessor's Block 1349 - Review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision in an RI-2 (House, Two-Family) district.

JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORKS

(Continued from the Regular Meeting of August 25, 1983)

2:00 P.M.

9. 83.371U - 2257-59 FILLMORE STREET, southeast corner at Clay Street, Lot 1 in Assessor's Block 630 - Request for Authorization of Special Use for a restaurant and retail delicatessen/gourmet specialty food store selling beer and wine for on- and off-premises consumption in a C-2 (Community Business) district in the Upper Fillmore Special Use District.

10. 83.269U - 2075 MARKET STREET, south side, east of Church Street, Lot 67 in Assessor's Block 3544 - Request for Authorization of Special Use for a RESTAURANT having a seating capacity of up to 49 persons in a C-2 (Community Business) district in the Upper Market Special Use District.

(Continued from the Regular Meeting of August 18, 1983)

11. 83.443D - 506 CASTRO STREET, southwest corner at 18th Street; Lot 1 in Assessor's Block 2695. Consideration of Discretionary Review of Building Permit Application No. 8305949 to add two AUTOMATIC TELLER MACHINES to the facade of an existing financial office in a C-2 (Community Business) district within the Castro Street Special Use District.

12. 83.442D - 506 CASTRO STREET, Discretionary Review of Building Permit Application No. 8305949.

September 15, 1983

2:00 P.M. (Cont)

13. 83.115EZCZC - 3043 - 16TH STREET, southwest corner at Hoff Street, and 30 HOFF STREET, a through lot to Rondel Place, Lots 22 and 84 in Assessor's Block 3569, respectively - Request for Authorization of Conditional Use for building EXCEEDING HEIGHT OF 40 FEET (approximately 47 feet and 57 feet) in an RC-3 (Residential-Commercial Combined, Medium Density) district, a 50-X Height and Bulk District and within an initiated 65-A Height and Bulk District.

(Continued from the Regular Meeting of August 25, 1983)

3:00 P.M.

14. 82.419I - KAISER PERMANENTE - San Francisco Medical Center, detached lots located on either side of Geary Boulevard between Presidio Avenue and Divisadero Street. The hospital and main medical buildings are located on Geary Boulevard, St. Josephs Avenue and O'Farrell Streets, Lot 5 in Assessor's Block 1095; Lots 12, 35, 45, 46 and 47 in Assessor's Block 1098; Lot 34 in Assessor's Block 1080; Lot 22 in Assessor's Block 1101; Lots 26 and 27 in Assessor's Block 1082; Lot 9 in Assessor's Block 1079; and Lot 1 in Assessor's Block 1094 - Public Hearing on REVISED INSTITUTIONAL MASTER PLAN, which describes future development plans proposed for the hospital.

15. 83.118ED - 1545 DIVISADERO STREET, Lot 24 in Assessor's Block 1279; Discretionary Review of a Building Permit Application No. 8301980 to construct a 45 space parking lot.

3:30 P.M.

16. 83.418EVA - Application for a Certificate of Appropriateness, Assessor's Block 113, Lot 40, for construction of an 85 foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT at 1171 Sansome Street, west side of Sansome between Green and Filbert Streets, acting on the pending recommendation of the Landmarks Preservation Advisory Board.

NOTE: Proposed for continuation to October 13, 1983

17. 83.216L - Consideration of TRINITY PRESBYTERIAN (Mission United) CHURCH at 3261 - 23RD STREET, southwest corner of Capp Street, Lot 35 in Assessor's Block 3642, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

(Continued from the Regular Meeting of July 28, 1983)

18. 83.359L - Consideration of METROPOLITAN LIFE INSURANCE COMPANY BUILDING at 600 STOCKTON STREET, Lot 12 in Assessor's Block 257, acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a landmark pursuant to Article 10 of the City Planning Code.

September 15, 1983

4:00 P.M.

19. 83.74ED - 775-795 DIVISADERO STREET, southwest corner at Fulton Street, Lot 1 in Assessor's Block 1182; Discretionary Review of Building Permit Application Nos. 8301478 and 8301479 proposing retail structures having total floor area of 9,950 square feet with parking for 22 cars in a C-2 (Community Business) district and in the Divisadero Street Auto-Oriented Use Discretionary Review Policy Area.

(Continued from the Regular Meeting of July 28, 1983)

20. 81.591REC- SOUTH SIDE OF STONEMAN STREET, between Bonview and Shotwell Streets, Lots 1, 2, 3, 4, 5, 51, 52 and 53 in Assessor's Block 5614 and Lot 1 in Assessor's Block 5547 - Request for Authorization of a Conditional Use of proposed vacation and sale of portions of Bocano Street and Stoneman Street in connection with the PLANNED UNIT DEVELOPMENT to construct 14 DWELLING UNITS with up to 24 off-street parking spaces on approximately 33,000 square feet of property with exceptions for density, rear yard and parking requirements.

(Continued from the Regular Meeting of August 11, 1983)

21. 81.591REC- SOUTH SIDE OF STONEMAN STREET, between Bonview and Shortwell Streets, Lots 1, 2, 3, 4, 5, 51, 52 and 53 in Assessor's Block 5614 and Lot 1 in Assessor's Block 5547 - Review for consistency with the Master Plan for a PLANNED UNIT DEVELOPMENT as described above.

(Continued from the Regular Meeting of August 11, 1983)

5:00 P.M.

22. 83.418ET - INTERIM CONTROLS ON DEVELOPMENT IN C-3 (Downtown Commercial) DISTRICTS AND ON OFFICE AND HOTEL DEVELOPMENT IN OTHER COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS. Consideration of an ordinance amending the City Planning Code to establish interim controls on certain types of development, directing the Department of City Planning and the City Planning Commission to defer action on all non-residential projects over 50,000 gross square feet in the C-3 (Downtown Commercial) districts, and on all office and hotel projects over 50,000 gross square feet in the C-1 (Neighborhood Shopping) C-2 (Community Business), C-M (Heavy Commercial), M-1 (Light Industrial) and M-2 (Heavy Industrial) Districts with the exception of projects within the jurisdiction of the Port of San Francisco or the San Francisco Redevelopment Agency; directing the City Departments not to accept new applications for the same types of projects in the same use districts; directing the City Departments responsible for permit processing to review proposals in the subject use districts for the project types on an informal basis, including preparation of any necessary environmental review documentation; all to be effective as of August 25, 1983, pending adoption of new zoning regulations and other ordinances for the Downtown area.

6:00 P.M.

23. EE81.63 - FERRY BUILDING COMPLEX, foot Market, primarily east of The Embarcadero, Lots 000A, 000F, 000H, 000W and 1 in Assessor's Block 9900; Certification of the Final Environmental Impact Report for the proposed rehabilitation and expansion of the Ferry Building and the Agriculture Building to contain office and retail space, and construction of a 3-story office and retail building on Pier 1, after demolition of the existing shed, within a C-2 (Community Business) district, 84-X-1 and 84-J Height and Bulk District and the Northern Waterfront Special Use District No. 1
(Continued from the Regular Meeting of August 25, 1983)

24. 83.31MAC - FERRY BUILDING COMPLEX, foot of Market Street, primarily east of The Embarcadero, Lots 000A, 000F, 000H, 000W and 1 in Assessor's Block 9900; proposed rehabilitation and expansion of the Ferry Building and the Agriculture Building to contain office and retail space, and construction of a 3-story office and retail building on Pier 1, after demolition of the existing shed, within a C-2 (Community Business) district, 84-X-1 and 84-J Height and Bulk District and the Northern Waterfront Special Use District No. 1, requiring:

1. Amendments to the Northeastern Waterfront Plan, a part of the Comprehensive Plan; and
2. Certificate of Appropriateness for alterations to the Ferry Building, Designated City Landmark No. 90; and
3. Conditional use authorization to permit commercial uses not directly related to the conduct of water-borne commerce or navigation in the Northern Waterfront Special Use District No. 1.

(Continued from the Regular Meeting of August 25, 1983)

25. 83.324C - Seawall Lot 351 at Washington Street and the Embarcadero Lot 13 in Assessor's Block 201 - Request for Authorization of Conditional Use for the construction of a 400-space mechanical OFF-STREET PARKING FACILITY to be used in conjunction with the Ferry Building complex in an RC-4 (Residential-Commercial Combined, High Density) district.

(Continued from the Regular Meeting of August 25, 1983)

Adjournment.

Note: For Information Related to Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 15, 1983
ROOM 282, CITY HALL
1:00 P.M.

CORRECTIONS ON THE REGULAR CALENDAR FOR THE FOLLOWING ITEMS

3. 81.500CE - 1300 SACRAMENTO STREET
Proposed for continuation to September 22, 1983.
4. 83.253T - Amendment to the Text of the City Planning Code.
This item will be heard and not continued as shown on Regular Calendar.
11. & 12.
83.443D - 506 CASTRO STREET
Proposed for continuation to September 29, 1983.
15. - 83.118ED - 1545 DIVISADERO STREET
Consideration of Discretionary Review.
- 15-A - 83.118ED - 1545 DIVISADERO STREET
Discretionary Review.
18. 83.359L - 600 STOCKTON STREET, Metropolitan Life Insurance Co. Building.
Proposed for continuation to October 13, 1983.
21. 81.591REC - SOUTH SIDE OF STONEMAN STREET, between Bonview and Shotwell Streets, Lots 1, 2, 3, 4, 5, 51, 52 and 53 in Assessor's Block 5614 and Lot in Assessor's Block 5547 - Review proposed vacation and sale of Bocana and Stoneman Streets for consistency with the Master Plan in connection with the PLANNED UNIT DEVELOPMENT as described in Item 20.
(Continued from the Regular Meeting of August 11, 1983)
22. 83.418ET - INTERIM CONTROLS ON DEVELOPMENT IN C-3 DISTRICTS.
Proposed for continuation to September 22, 1983 at which time an Appeal of the Preliminary Negative Declaration issued for this proposal will also be heard.
24. 83.31MAC - FERRY BUILDING COMPLEX.
 3. Conditional Use Authorization to permit commercial uses not directly related to the conduct of water-borne commerce or navigation in the Northern Waterfront Special Use District No. 1; and exception to the Bulk provisions; and
 4. Conditional Use Authorization with regard to the provision of parking.
23. 24. 25. - EE81.63, 83.31MAC, 83.324C - Ferry Building Complex and Mechanical off-street parking facility.
Proposed for continuation to September 29, 1983.

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SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 22, 1983
ROOM 282, CITY HALL
1:00 P.M.

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:00 P.M.

1. Current Matters

- A. Director's Report
 1. Consideration of a resolution authorizing the Director of Planning to amend the contract with the California Environmental Intern Program (CEIP) for an amount not to exceed \$6,300 to support a limited number of internes to serve as short-term temporary employees in the Department.
 2. Consideration of a resolution authorizing the Director of Planning to submit a Supplemental Appropriation Request in an amount not to exceed \$450,000 to cover additional City Attorney's expenses for FY 1983-84.
 3. Informational presentation of the "Union Square 100" project, a major commercial rehabilitation project of 87,500 square feet, generally conforming to the Downtown Plan.
2. 83.418ET - INTERIM CONTROLS ON NON-RESIDENTIAL DEVELOPMENT in C-3 (Downtown Commercial) districts and on Office and Hotel Development in other commercial and industrial zoning districts; Appeal of Preliminary Negative Declaration.

1:00 P.M. (Cont).

3. 83.418ET - INTERIM CONTROLS ON DEVELOPMENT IN C-3 (Downtown Commercial) DISTRICT AND ON OFFICE AND HOTEL DEVELOPMENT IN OTHER COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS. Consideration of an ordinance amending the City Planning Code to establish interim controls on certain types of development, directing the Department of City Planning and the City Planning Commission to defer action on all non-residential projects over 50,000 gross square feet in the C-3 (Downtown Commercial) districts, and on all office and hotel projects over 50,000 gross square feet in the C-1 (Neighborhood Shopping) C-2 (Community Business), C-M (Heavy Commercial), M-1 (Light Industrial) and M-2 (Heavy Industrial) Districts with the exception of projects within the jurisdiction of the Port of San Francisco or the San Francisco Redevelopment Agency; directing the City Departments not to accept new applications for the same types of projects in the same use districts; directing the City Departments responsible for permit processing to review proposals in the subject use districts for the project types on an informal basis, including preparation of any necessary environmental review documentation; all to be effective as of August 25, 1983, pending adoption of new zoning regulations and other ordinances for the Downtown area.

(Continued from the Regular Meeting of September 15, 1983)

4. 83.13ED - 582 BUSH STREET, between Stockton and Grant Street; Lot 14 in Assessor's Block 271; Appeal of the Preliminary Negative Declaration for the construction of a 12-story commercial/office building, requiring Discretionary Review.

(Continued from the Regular Meeting of August 18, 1983)

NOTE: Proposed for continuation to October 13, 1983.

5. 83.13ED - 582 BUSH STREET, between Stockton and Grant Streets; Lot 14 in Assessor's Block 271; Consideration of Discretionary Review of Building Permit Application No. 8300196-S; for the construction of a 12-story commercial/office building.

(Continued from the Regular Meeting of August 18, 1983)

NOTE: Proposed for continuation to October 13, 1983.

6. 83.13ED - 582 BUSH STREET, between Stockton and Grant Streets; Lot 14 in Assessor's Block 271; Discretionary Review of Building Permit Application No. 8300196-S; for the construction of a 12-story commercial/office building.

(Continued from the Regular Meeting of August 18, 1983)

NOTE: Proposed for continuation to October 13, 1983.

September 22, 1983

1:00 P.M. (Cont)

7. 81.500ED - 1300 SACRAMENTO STREET at Jones Street, Lot 8 in Assessor's Block 220 - Appeal of the Preliminary Negative Declaration for new construction of a 14½-story, 24-unit residential building providing 24 parking spaces, requiring demolition of an existing 4-story structure and Conditional Use Authorization to build up to a 160-foot height limit.
(Continued from the Regular Meeting of September 15, 1983)
NOTE: Proposed for continuation to September 29, 1983.

8. 81.500EC - 1300 SACRAMENTO STREET, northwest corner at Jones Street, Lot 8 in Assessor's Block 220 - Request for Authorization of Conditional Use for a building EXCEEDING HEIGHT OF 40 FEET (approximately 130 feet) in an RM-4 (Mixed Residential, High Density) district and 160-A Height and Bulk District.
(Continued from the Regular Meeting of September 15, 1983)
NOTE: Proposed for continuation to September 29, 1983.

9. 82.649EC - SOUTH CHINA BASIN HELIPORT, between China Basin, Mission Rock and 3rd Streets near Pier 48, a portion of Seawall Lot 337 in Assessor's Block 3880; Appeal of the Preliminary Negative Declaration for proposed HELICOPTER LANDING AREA with underground fueling facilities and parking area for helicopters to be used for business and commercial purposes.
(Continued from the Regular Meeting of August 25, 1983)
NOTE: Proposed for indefinite continuation.

10. 82.649EC - SOUTH CHINA BASIN HELIPORT, between China Basin, Mission Rock and 3rd Streets near Pier 48, a portion of Seawall Lot 337 in Assessor's Block 3880; Request for Authorization of Conditional Use to permit a HELICOPTER LANDING AREA with underground fueling facilities and parking area for helicopters to be used for business and commercial purposes.
(Continued from the Regular Meeting of August 25, 1983)
NOTE: Proposed for indefinite continuation.

3:00 P.M.

11. 83.378D - 563 - 22ND AVENUE, west side between Anza and Balboa Streets, Lot 8A in Assessor's Block 1565; Consideration of Request for Discretionary Review of Building Permit Application No. 5306349, proposing construction of a 4-story, 2-unit building.

3:00 P.M. (Cont)

12. 83.378D - 563 - 22ND AVENUE, west side between Anza and Balboa Streets, Lot 8A in Assessor's Block 1565; Discretionary Review of Building Permit Application No. 8306349, proposing construction of a 4-story, 2-unit building.

13. 83.289C - 30 BEMIS STREET, north side between Miguel and Addison Streets, Lot 41 in Assessor's Block 7542 - Request for Authorization of Conditional Use for a RESIDENTIAL CARE FACILITY for two structures housing a total of 12 children in an RH-1 (House, One-Family) district.

(Continued from the Regular Meeting of August 4, 1983)

3:30 P.M.

14. 83.149E - 1150 SACRAMENTO STREET at Sproule Lane, Lots 10, 11, 33, 34, 45 in Assessor's Block 22; Appeal of the Preliminary Negative Declaration for proposed construction of 69-unit, 17-story condominium apartment building and 4-story, 2-unit townhouse with 107 parking spaces; requiring demolition of existing townhouse on Lot 10 and also occupying 5 vacant lots; requiring Conditional Use Authorization.

NOTE: Proposed for continuation to September 29, 1983.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 29, 1983
ROOM 282, CITY HALL
1:00 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

12:00 NOON - FIELD TRIP - To view the sites of matters to be considered by the Planning Commission.

1:00 P.M.

1. Current Matters
A. Director's Report
B. Commissioners' Questions and Matters

1:15 P.M.

2. 83.149E - 1150 SACRAMENTO at Sproule Lane, Lots 10, 11, 33, 34, 45 in Assessor's Block 22; Appeal of the Preliminary Negative Declaration for proposed construction of 69-unit, 17-story condominium apartment building and 4-story, 2-unit townhouse with 107 parking spaces; requiring demolition of existing townhouse on Lot 10 and also occupying 5 vacant lots; requiring Condition Use Authorization. (Continued from the Regular Meeting of September 22, 1983)
NOTE: Proposed for continuation to October 20, 1983.

3. EE81.63 - FERRY BUILDING COMPLEX, foot of Market, primarily east of the Embarcadero, Lots 000A, 000F, 000H, 000W and 1 in Assessor's Block 9900; Certification of the Final Environmental Impact Report for the proposed rehabilitation and expansion of the Ferry Building and the Agriculture Building to contain office and retail space, and construction of a 3-story office and retail building on Pier 1, after demolition of the existing shed, within a C-2 (Community Business) district, 84-X-1 and 84-J Height and Bulk District and the Northern Waterfront Special Use District No. 1.
(Continued from the Regular Meeting of September 15, 1983)

1:15 P.M. (Cont).

4. 83.31MAC - FERRY BUILDING COMPLEX, foot of Market Street, primarily east of The Embarcadero, Lots 000A, 000F, 000H, 000W and 1 in Assessor's Block 9900; proposed rehabilitation and expansion of the Ferry Building and the Agriculture Building to contain office and retail space, and construction of a 3-story office and retail building on Pier 1, after demolition of the existing shed, within a C-2 (Community Business) district, 84-X-1 and 84-J Height and Bulk District and the Northern Waterfront Special Use District No. 1, requiring:

1. Amendments to the Northeastern Waterfront Plan, a part of the Comprehensive Plan; and
2. Certificate of Appropriateness for alterations to the Ferry Building, Designated City Landmark No. 90; and
3. Conditional Use Authorization to permit commercial uses not directly related to the conduct of water-borne commerce or navigation in the Northern Waterfront Special Use District No. 1.

(Continued from the Regular Meeting of September 15, 1983)

5. 83.324C - Seawall Lot 351 at Washington Street and The Embarcadero Lot 13 in Assessor's Block 201 - Request for Authorization of Conditional Use for the construction of a 400-space mechanical OFF-STREET PARKING FACILITY to be used in conjunction with the Ferry Building complex in an RC-4 (Residential-Commercial Combined, High Density) district.

(Continued from the Regular Meeting of September 15, 1983)

2:00 P.M.

6. 82.435T - Amendment to Section 207 of the City Planning Code and an addition of Section 207.2 to the City Planning Code to permit one additional secondary dwelling unit in owner-occupied, single-family homes in an R district.

(Continued from the Regular Meeting of September 15, 1983)

7. 83.443D - 506 CASTRO STREET, west side, south of 18th Street; Lot 2 in Assessor's Block 2695. Consideration of Discretionary Review of Building Permit Application No. 8305949 to add two AUTOMATIC TELLER MACHINES to the facade of an existing financial office in a C-2 (Community Business) district within the Castro Street Special Use District.

(Continued from the Regular Meeting of September 15, 1983)

8. 83.443D - 506 CASTRO STREET, Discretionary Review of Building Permit Application No. 8305949.

(Continued from the Regular Meeting of September 15, 1983)

2:00 P.M. (Cont)

9. 83.269U - 2075 MARKET STREET, south side, east of Church Street, Lot 67 in Assessor's Block 3544 - Request for Authorization of Special Use for a RESTAURANT having a seating capacity of up to 49 persons in a C-2 (Community Business) district in the Upper Market Special Use District.

(Continued from the Regular Meeting of September 15, 1983)

10. 83.360U - 1668 UNION STREET, north side between Franklin and Gough Streets, Lot 90 in Assessor's Block 528 - Request for Authorization of Special Use for a FAST FOOD/DELICATESSEN within an existing bakery in a C-2 (Community Business) district within the Union Street Special Use District.

11. 82.395CE - COLERIDGE STREET, northwest side between Fair Avenue and Virginia Street, Lots 9 and 77 in Assessor's Block 5615 - Consideration and ADOPTION OF FINAL MOTION authorizing Conditional Use to permit SIX DWELLING UNITS, three dwellings each on two lots each with 4,500 square feet when 1,500 square feet per dwelling is required in an RH-2 (House, Two-Family) district.

3:00 P.M.

12. 81.591REC - SOUTH SIDE OF STONEMAN STREET BETWEEN BONVIEW and SHOTWELL STREETS, Lots 1, 2, 3, 4, 5, 51, 52, 53 in Assessor's Block 5614 and Lot 1 in Assessor's Block 5547 - Request for authorization of a Conditional Use of a PLANNED UNIT DEVELOPMENT to construct FOURTEEN (14) DWELLING UNITS with up to 24 off-street parking spaces on approximately 33,000 square feet of property with exceptions for density, rear yard and parking requirements.

(Continued from the Regular Meeting of September 15, 1983)

13. 81.591REC - SOUTH SIDE OF STONEMAN STREET, Review of proposed vacation of portions of Bocana Street and Stoneman Avenue for consistency with the Master Plan in connection with the planned unit development described above.

(Continued from the Regular Meeting of September 15, 1983)

4:00 P.M.

14. EE81.11 - 25TH STREET and CLIPPER STREET at Homestead Street, Lots 16, 17, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; Appeal of the Preliminary Negative Declaration to construct onvacant lot 33 dwelling units in 8 buildings with 43 parking spaces in common garage under 3 of the buildings with access from 24th Street and from Clipper Street, requiring conditional use authorization.

(Continued from the Regular Meeting of August 18, 1983)

4:00 P.M. (Cont)

15. 82.44R - 25TH and CLIPPER STREET at Homestead Street, Lot 17 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; proposed sale of property in a P (Public Use) district.
(Continued from the Regular Meeting of August 18, 1983)

16. CU81.4 - South side of 25TH STREET, Clipper Street at Homestead Street, Lots 16, 17, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT, with modification to density, open space and off-street parking provisions otherwise applicable to the subject site for approximately 33 dwelling units and 43 off-street parking spaces in an RH-2 (House, Two-Family) and 40-X Height and Bulk district. A five-foot wide strip of land adjoining the Clipper Street property line and presently owned by the City may be a part of the developemtn.

(Continued from the Regular Meeting of August 18, 1983)

17. North side of CLIPPER STREET, Lot 17 in Assessor's Block 6543; Consideration of a Resolution to initiate reclassification from P (Public Use) district to RH-2 (Residential House, Two-Family) district.
(Continued from the Regular Meeting of August 18, 1983)

5:00 P.M.

18. 81.500ED - 1300 SACRAMENTO STREET at Jones Street, Lot 8 in Assessor's Block 220 - Appeal of the Preliminary Negative Declaration for new construction of a 14½-story, 24-unit residential beuilding providing 24 parking spaces, requiring demolition of an existing 4-story structure and Conditional Use Authorization to build up to a 160-foot height limit.
(Continued from the Regular Meeting of September 22, 1983)

19. 81.500EC - 1300 SACRAMENTO STREET, northwest corner at Jones Street, Lot 8 in Assessor's Block 220 - Request for Authorization of Conditional Use for a building EXCEEDING HEIGHT OF 40 FEET (approximately 130 feet) in an RM-4 (Mixed Residential, High Density) district and 160-A Height and Bulk District.
(Continued from the Regular Meeting of September 22, 1983)

NOTICE OF MEETING AND CALENDAR

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September 29, 1983

5:00 P.M. (Cont)

20. ~~EE80.310/~~ JACKSON STREET, southeast corner at Laurel Street, Lot 14 and 15
83.481S -in Assessor's Block 985, Review for consistency with the Master
Plan of proposed subdivision of two lots, 9,470 square feet into
4 lots, demolition of an existing two-car garage and construction
of 4 single-family dwellings.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission At 558-4656.

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ADDENDUM

NOTICE OF MEETING
AND CALENDAR

OF THE

SAN FRANCISCO
CITY PLANNING COMMISSION

REGULAR MEETING

THURSDAY

SEPTEMBER 29, 1983
ROOM 282, CITY HALL
1:00 P.M.

1:00 P.M.

1. Current Matters

B. Commissioners' Questions and Matters

Consideration of a Resolution in recognition of the 50th Anniversary of San Francisco's Coit Tower.

1:15 P.M.

4. 83.31MAC - FERRY BUILDING COMPLEX, foot of Market Street, primarily east of The Embarcadero, Lots 000A, 000F, 000H, 000W and 1 in Assessor's Block 9900; proposed rehabilitation and expansion of the Ferry Building and the Agriculture Building to contain office and retail space, and construction of a 3-story office and retail building on Pier 1, after demolition of the existing shed, within a C-2 (Community Business) district, 84-X-1 and 84-J Height and Bulk District and the Northern Waterfront Special Use District No. 1, requiring:

1. Amendments to the Northeastern Waterfront Plan, a part of the Comprehensive Plan; and
2. Certificate of Appropriateness for alterations to the Ferry Building, Designated City Landmark No. 90; and
3. Conditional Use Authorization to permit commercial uses not directly related to the conduct of water-borne commerce or navigation in the Northern Waterfront Special Use District No. 1; and exceptions to the bulk provisions of the Planning Code as provided under Section 271 and Section 303.

(Continued from the Regular Meeting of September 15, 1983)

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SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 6, 1983
ROOM 282, CITY HALL
1:00 P.M.

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

12:00 Noon

FIELD TRIP - To view sites of matters to be considered by the City Planning Commission

1:00 P.M.

I. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters

2. EE81.11 - 25TH STREET and CLIPPER STREET at Homestead Street, Lots 16, 17, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; Appeal of the Preliminary Negative Declaration to construct on vacant lot 33 dwelling units in 8 buildings with 43 parking spaces in common garage under 3 of the buildings with access from 24th Street and from Clipper Street, requiring conditional use authorization.
(Continued from the Regular Meeting of September 29, 1983)

3. 82.44R - 25TH and CLIPPER STREET at Homestead Street, Lot 17 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; proposed sale of property in a P (Public Use) district.
(Continued from the Regular Meeting of September 29, 1983)

4. CU81.4 - South side of 25TH STREET, Clipper Street at Homestead Street, Lots 16, 17, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544; Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT, with modification to density, open space and off-street parking provisions otherwise applicable to the subject site for approximately 33 dwelling units and 43 off-street parking spaces in an NI-2 (House, Two-Family) and 40-X Height and Bulk district. A five-foot wide strip of land adjoining the Clipper Street property line and presently owned by the City may be a part of the development.
(Continued from the Regular Meeting of September 29, 1983)

1:00 P.M. (Cont)

5. North side of CLIPPER STREET, Lot 17 in Assessor's Block 6543; Consideration of a Resolution to initiate reclassification from P (Public Use) district to RH-2 (Residential House, Two-Family) district.
(Continued from the Regular Meeting of September 29, 1983)

2:00 P.M.

6. 83.56EZ - FELL STREET, south side between Fillmore and Webster Streets, Lots 1, 1A, 2, 21, 22, 22A, 23 and 24 in Assessor's Block 828 - Request to reclassify property from an RH-3 (House, Three-Family) district and an RM-1 (Mixed Residential, Low Density) district to an RM-3 (Mixed Residential, Medium Density) district.

7. 83.306EZ - 300-320 MONTEREY BOULEVARD, northwest corner at Congo Street, Lots 6 and 10 in Assessor's Block 3091 - Request to reclassify property from an RM-1 (Mixed Residential, Low Density) district to an RM-2 (Mixed Residential, Moderate Density) district.

8. 83.453C - 258 SOMERSET STREET, west side between Felton and Burrows Streets, Lot 7 in Assessor's Block 5977 - Request for authorization of Conditional Use for a NARROW LOT SUBDIVISION to create one 15-foot wide lot in an RH-1 (House, One-Family) district.

9. 83.319C - 52-56 LANGTON STREET, west side between Howard and Folsom Streets, Lot 100 in Assessor's Block 3730 - Request for authorization of Conditional Use to permit ONE ADDITIONAL DWELLING UNIT in a C-3-S (Downtown Support) district.

2:45 P.M.

10. 83.382C - 1335 GUERRERO STREET, east side between 25th and 26th Streets, Lot 26 in Assessor's Block 6532 - Request for authorization of Conditional Use to permit DAYCARE and a PRESCHOOL FACILITY in an RH-3 (House, Three-Family) district.

11. 83.424C - 818 STEINER STREET, east side between Grove and Fulton Streets, Lot 12 in Assessor's Block 798 - Request for authorization of Conditional Use to permit a RESIDENTIAL CARE FACILITY FOR 20 PERSONS in an RH-3 (House, Three-Family) district.

12. 83.368C - 446 RANDOLPH STREET, northeast corner at Arch Street, Lot 24 in Assessor's Block 7087 - Request for authorization of Conditional Use to permit a COMMUNITY CENTER in an RH-2 (House, Two-Family) district.

NOTICE OF MEETING AND CALENDAR

-3-

October 6, 1983

2:45 P.M. (Cont)

13. 83.276C - 12 BYRON COURT, north side, east of Lowell Avenue, Lot 53 in Assessor's Block 6489; Request for Authorization of Conditional Use to permit a RESIDENTIAL CARE FACILITY FOR 18 PERSONS in an RH-1 (House, One-Family) district.

(Continued from the Regular Meeting of September 1, 1983)

3:30 P.M.

14. 82.413EC - PIER 43, near Fisherman's Wharf, Assessor's Block 9900 - Request for authorization of Conditional Use for a HELIPORT in a C-2 (Community Business) district and the Northern Waterfront Special Use District No. 1.

15. 83.229ECA - 801 MONTGOMERY STREET, NORTHWEST CORNER AT JACKSON STREET, Lot 7 in Assessor's Block 176 - NEW CONSTRUCTION within the Jackson Square Historic District of a 5-story, 38,010 square-foot commercial office building requiring a CERTIFICATE OF APPROPRIATENESS in a 65-A Height and Bulk District.

16. 83.229ECA - 801 MONTGOMERY STREET, northwest corner at Jackson Street, Lot 7 in Assessor's Block 176 - Request for authorization of Conditional Use to EXCEED THE BULK LIMITATION for the above-described project in a 65-A Height and Bulk District.

17. 82.661D - 1979 UNION STREET, south side between Laguna and Buchanan Streets, Lot 38 in Assessor's Block 542 in a C-2 (Community Business) district and the Union Street Special Use District; Discretionary Review of Building Permit Application No. 8208337.

5:00 P.M.

18. 83.418ET - INTERIM CONTROLS ON OFFICE AND HOTEL DEVELOPMENT in all Commercial and Industrial zoning districts; Appeal of Preliminary Negative Declaration.

(Continued from the Regular Meeting of September 22, 1983)

October 6, 1983

5:00 P.M. (Cont)

19. 83.418ET - INTERIM CONTROLS ON OFFICE AND HOTEL DEVELOPMENT IN COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS. Consideration of an ordinance amending the City Planning Code to establish interim controls on certain types of development, directing the Department of City Planning and the City Planning Commission to defer action on all office and hotel projects over 50,000 gross square feet in the C-1 (Neighborhood Shopping) C-2 (Community Business), C-3 (Downtown Commercial), C-M (Heavy Commercial), M-1 (Light Industrial) and M-2 (Heavy Industrial) districts with the exception of projects within the jurisdiction of the Port of San Francisco, the San Francisco Unified School District, or the San Francisco Redevelopment Agency; to be effective until August 25, 1984, pending adoption of new zoning regulations and other ordinances for the Downtown area. (Continued from the Regular Meeting of September 22, 1983)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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10/12/83

SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 13, 1983
ROOM 282, CITY HALL
1:15 P.M.

DOCUMENTS DEPT.

OCT 12 1983

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

12:00 NOON

FIELD TRIP - To view the sites of matters to be considered by the City Planning Commission

1:15 P.M.

1. Current Matters

A. Director's Report

1. Informational Presentation of Revised Transportation Guidelines for Environmental Evaluation.

1:30 P.M.

2. 82.418EVA - 1171 SANSOME STREET, west side of Sansome between Green and Filbert Streets, Lot 40 in Assessor's Block 113, Application for a Certificate of Appropriateness for construction of an 85-foot high, mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT, acting on the pending recommendation of the Landmarks Preservation Advisory Board.
(Continued from the Regular Meeting of September 15, 1983)

NOTE: Proposed for continuation to October 27, 1983.

3. 83.74ED - 775-795 DIVISADERO STREET, southwest corner at Fulton Street, Lot 1 in Assessor's Block 1182; Discretionary Review of Building Permit Application Nos. 8301478 and 8301479 proposing retail structures having total floor area of 9,950 square feet with parking for 22 cars in a C-2 (Community Business) district and in the Divisadero Street Auto-Oriented Use Discretionary Review Policy Area.
(Continued from the Regular Meeting of September 15, 1983)

NOTE: Proposed for continuation to November 10, 1983.

1:30 P.M. (Cont)

4. 82.413EC - PIER 43, near Fisherman's Wharf, Assessor's Block 9900 - Request for authorization of Conditional Use for a HELIPORT in a C-2 (Community Business) district and the Northern Waterfront Special Use District No. 1.
(Continued from the Regular Meeting of October 6, 1983)

2:00 P.M.

5. 82.241EC - 600 HARRISON STREET, northwest corner of Second and Harrison Streets, Lot 73 in Assessor's Block 3750 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT with exceptions to the Planning Code Requirements for parking to construct a 238,000 gross square foot office and retail building with 116 parking spaces in an M-1 (Light Industrial) district and an 80-K Height and Bulk District.

NOTE: Proposed for continuation to October 20, 1983.

6. 83.11EZ - PORTION OF PINE STREET between Broderick and Divisadero Streets; Lots 8A, 9-13, 13A, 29 and 30 in Assessor's Block 1028; Lots 23-33, and 53 in Assessor's Block 1049; Appeal of the Preliminary Negative Declaration for rezoning from RH-2 (House, Two-Family) to RM-2 (Mixed Residential, Moderate Density); and construction on Lots 32 and 33 of Assessor's Block 1049 of an 8-story, 2-unit building.

NOTE: Proposed for continuation to November 3, 1983.

7. 83.269U - 2075 MARKET STREET, south side, east of Church Street, Lot 67 in Assessor's Block 3544 - Request for Authorization of Special Use for a RESTAURANT having a seating capacity of up to 49 persons in a C-2 (Community Business) district in the Upper Market Special Use District.

(Continued from the Regular Meeting of September 29, 1983)

8. 83.378D - 563 - 22ND AVENUE, west side between Anza and Balboa Streets, Lot 8A in Assessor's Block 1565; Discretionary Review of Building Permit Application No. 8306349, proposing construction of a 4-story, 2-unit building.

3:00 P.M.

9. 82.583ETZ - Amendment to the City Planning Code and Zoning Map to reduce the building heights permitted for new buildings or additions in portions of six blocks to the south, east and west of the Chinese Playground, bounded by Clay, Mason and California Streets, and Grant Avenue, and to provide for height exceptions within these reduced height areas through conditional use approval if it can be demonstrated that the height of a proposed structure would provide no additional shading to the Chinese Playground during the critical hours of use between 10:00 a.m. and 4:00 p.m. (standard time) during the six months between March 21 and September 21. The specific changes in height classification proposed include: Lots 5A, 5, 6, 7 in Assessor's Block 223, to be changed to 200-E-2 and 300-E-2 as a matter of right and up to 320-E through conditional use approval. Lots 2, 3, 4, 5, 6, 7, 8, 30 and 31 in Assessor's Block 224, to be changed to 80-D-1 and 100-F-1 as a matter of right and up to 160-D or 160-F through conditional use approval. Lots 7, 28, in Assessor's Block 225 to be changed to 80-X as a matter of right, up to 88-X through conditional use approval; Lots 8, 24, 25, 13, 14 and 16 to be changed to 50-D-1 as a matter of right and up to 160-F-1 as a matter of right and up to 160-F through conditional use approval. Lots 58, 24, 21 in Assessor's Block 243 to be changed to 80-D-1 or 100-F-1 as a matter of right and up to 160-F through conditional use approval. Lot 1 in Assessor's Block 244 to be changed to 200-E-2 and 300-E-2 as a matter of right and up to 320-E through conditional use approval.

4:00 P.M.

10. 81.197RSDE - EAST OF ROUTE 101 (Bayshore Freeway) and south of Bayview Hill, Assessor's Block 4991; Public Hearing on the draft Environmental Impact Report for the Executive Park Development Plan Amendment; Revise approved development plan in order to build a mixed-use development containing 1.15 million square feet of office space, 234,000 square feet of hotel, 45,000 square feet of retail and restaurant, 500 residential units and 3,900 parking spaces requiring reclassification of height and bulk limits from 40-X to 165-I, revision of the South Bayshore Element of the Comprehensive Plan and Discretionary Review approval.

5:00 P.M.

11. 81.549ED - 1145 MARKET STREET, Lots 44 and 44A in Assessor's Block 3702; Certification of the Final Environmental Impact Report for a proposed 13-story, 190-foot high office building containing approximately 137,200 gross square feet of office space and 8,000 gross square feet of ground floor retail space in a C-3-G, 240-G Height and Bulk District, and within the Market Street and Downtown Discretionary Review areas.

12. 81.549ED - 1145 MARKET STREET, Lots 44 and 44A in Assessor's Block 3702 - Discretionary Review of Building Permit Application No. 8200517 for a proposed 13-story, 190-foot high office building containing approximately 137,200 gross square feet of office space and 8,000 gross square feet of ground floor retail space in a C-3-G, 240G Height and Bulk District, and within the Market Street and Downtown Discretionary Review areas.

13. 81.687ED - 222 KEARNY STREET, northeast corner of Sutter and Kearny Streets, Lots 10, 11 and 29 in Assessor's Block 288, Discretionary Review of Building Permit Application No. 8206420 for the construction of a 10-story office building containing approximately 135,000 gross square feet of office space and 12,000 gross square feet of retail space in a C-3-0, 500I Height and Bulk District, within the Downtown Special Review Area.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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addendum

ADDENDUM

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OCT 18 1983

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NOTICE OF MEETING
AND CALENDAR
OF THE
—SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 13, 1983
ROOM 282, CITY HALL
1:15 P.M.

1:15 P.M.

1. Current Matters

B. Commissioners' Questions and Matters

1. Consideration of a Resolution of intent to initiate Landmark designation, pursuant to Article 10 of the City Planning Code, of GERMAN HOUSE (California Hall) at 625 Polk Street, Lot 2 in Assessor's Block 742.

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SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 20, 1983
ROOM 282, CITY HALL
2:00 P.M.

DOCUMENTS DEPT.

OCT 18 1983

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PUBLIC LIBRARY

ROLL CALL: Commissioners Biezman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

2:00 P.M.

- I. Current Matters
 - A. Director's Report

B. Commissioners' Questions and Matters

2:15 P.M.

2. 82.241ED - 600 HARRISON STREET, northwest corner of Second and Harrison Streets, Lot 73 in Assessor's Block 3750 - Certification of the Final Environmental Impact Report for a PLANNED UNIT DEVELOPMENT with exceptions to the Planning Code requirement for parking to construct a 238,000 gross square-foot office and retail building with 116 parking spaces in an M-1 (Light Industrial) district and an 80-K Height and Bulk District.
NOTE: Proposed for continuation to October 27, 1983.

3. 82.241EC - 600 HARRISON STREET, northwest corner of Second and Harrison Streets, Lot 73 in Assessor's Block 3750 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT with exceptions to the Planning Code requirements for parking to construct a 238,000 gross square-foot office and retail building with 116 parking spaces in an M-1 (Light Industrial) district and an 80-K Height and Bulk District.
NOTE: Proposed for continuation to October 27, 1983.

2:15 P.M. (Cont)

4. 81.687ED - 222 KEARNY STREET, northeast corner of Sutter and Kearny Streets Lots 10, 11 and 29 in Assessor's Block 288, Discretionary Review of Building Permit Application No. 8206420 for the construction of a 10-story office building containing approximately 135,000 gross square feet of office space and 12,000 gross square feet of retail space in a C-3-O, 500I Height and Bulk District, within the Downtown Special Review Area.

(Continued from the Regular Meeting of October 13, 1983)

5. 81.549ED - 1145 MARKET STREET, Lots 44 and 44A in Assessor's Block 3702; Certification of the Final Environmental Impact Report for a proposed 13-story, 190-foot high office building containing approximately 137,200 gross square feet of office space and 8,000 gross square feet of ground floor retail space in a C-3-G, 240-G Height and Bulk District, and within the Market Street and Downtown Discretionary Review areas.

(Continued from the Regular Meeting of October 13, 1983)

6. 81.549ED - 1145 MARKET STREET, Lots 44 and 44A in Assessor's Block 3702 - Discretionary Review of Building Permit Application No. 8200517 for proposed 13-story, 190-foot high office building containing approximately 137,200 gross square feet of office space and 8,000 gross square feet of ground floor retail space in a C-3-G, 240-G Height and Bulk District, and within the Market Street and Downtown Discretionary Review areas.

(Continued from the Regular Meeting of October 13, 1983)

2:30 P.M.

7. 82.544Q - 2992-96 PINE STREET, north side between Lyon and Baker Streets, Lot 20 in Assessor's Block 1030 - 3-UNIT CONDOMINIUM CONVERSION SUBDIVISION - Requesting exception from the low- and moderate income requirements of the Subdivision Code.

JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORK

8. 82.653Q - 160 GARDENSIDE DRIVE, east side, through lot to Burnett Avenue, Lot 2 in Assessor's Block 2854 - Review for consistency with the Master Plan for 15-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

9. 83.370Q - 2542-44 WASHINGTON STREET, north side, between Fillmore and Steiner Streets, Lot 11 in Assessor's Block 606 - 4-UNIT CONDOMINIUM CONVERSION SUBDIVISION - Requesting exception from the low- and moderate income requirements of the Subdivision Code.

JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORKS

2:30 P.M. (Cont)

10. 83.174EVU - 2299 MARKET STREET, southeast corner at 16th and Noe Streets, Lot 91 in Assessor's Block 3564 - Request for authorization of Special Use for commercial space over 2,500 square feet (4,700 square feet) in a new building to replace burned church in a C-2 (Community Business) district within the Upper Market West Special Use District.

11. 83.269U - 2075 MARKET STREET, south side, east of Church Street, Lot 67 in Assessor's Block 3544 - Request for Authorization of Special Use for a RESTAURANT having a seating capacity of up to 49 persons in a C-2 (Community Business) district in the Upper Market Special Use District.
(Continued from the Regular Meeting of October 13, 1983)

3:00 P.M.

12. 82.419I - KAISER PERMANENTE - San Francisco Medical Center, detached lots located on either side of Geary Boulevard between Presidio Avenue and Divisadero Street. The hospital and main medical buildings are located on Geary Boulevard, St. Josephs Avenue and O'Farrell Streets, Lot 5 in Assessor's Block 1095; Lots 12 35, 45, 46 47 in Assessor's Block 1098; Lot 34 in Assessor's Block 1080; Lot 22 in Assessor's Block 1101; Lots 26 and 27 in Assessor's Block 1082; Lot 9 in Assessor's Block 1079; and Lot 1 in Assessor's Block 1094 - Public Hearing on REVISED INSTITUTIONAL MASTER PLAN, which describes future development plans proposed for the hospital.
(Continued from the Regular Meeting of September 15, 1983)

13. 81.118ED - 1545 DIVISADERO STREET, Lot 24 in Assessor's Block 1279; Consideration of Discretionary Review of Building Permit Application No. 8301980 to construct a 45-space parking lot.

14. 83.118ED - 1545 DIVISADERO STREET, Lot 24 in Assessor's Block 1279; Discretionary Review of a Building Permit Application No. 8301980 to construct a 45-space parking lot.

3:30 P.M.

15. 83.450L - Consideration of COIT TOWER on Telegraph Hill Boulevard, Lot 12 in Assessor's Block 86, acting on the pending recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

3:30 P.M. (Cont)

16. 83.216L - Consideration of TRINITY PRESBYTERIAN (Mission United) CHURCH at 3261 - 23RD STREET, southwest corner of Capp Street, Lot 35 in Assessor's Block 3642, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the above building and site as a LANDMARKS pursuant to Article 10 of the City Planning Code.
(Continued from the Regular Meeting of September 15, 1983)
NOTE: Proposed for continuation to October 27, 1983.

17. 83.229ECA - 801 MONTGOMERY STREET, northwest corner at Jackson Street, Lot 7 in Assessor's Block 176 - NEW CONSTRUCTION within the Jackson Square Historic District of a 5-story, 38,010 square foot commercial office building requiring a CERTIFICATE OF APPROPRIATENESS and a Conditional Use authorization to EXCEED THE BULK LIMITATION in a 65-A Height and Bulk District.
(Continued from the Regular Meeting of October 6, 1983)

4:00 P.M.

18. 83.149E - 1150 SACRAMENTO STREET at Sprout Lane, Lots 10, 11, 33, 34, 45 in Assessor's Block 22; Appeal of the Preliminary Negative Declaration for proposed construction of 69-unit, 17-story condominium apartment building and 4-story, 2-unit townhouse with 107 parking spaces; requiring demolition of existing townhouse on Lot 10 and also occupying 5 vacant lots; requiring Conditional Use Authorization.
(Continued from the Regular Meeting of September 29, 1983)

19. 82.129ED - 1000 FRONT STREET at Green Street, Lot 1 in Assessor's Block 110, Public Hearing on the draft Environmental Impact Report to construct a 4-story, commercial/retail building with 160,000 square feet of space.

5:00 P.M.

20. 81.591REC - SOUTH SIDE OF STONEMAN STREET BETWEEN BONVIEW and SHOTWELL STREET, Lots 1, 2, 3, 4, 5, 51, 52 and 53 in Assessor's Block 5614 and Lot 1 in Assessor's Block 5547 - Request for authorization of a Conditional Use of a PLANNED UNIT DEVELOPMENT UNITS with up to 24 off-street parking spaces on approximately 33,000 square feet of property with exceptions for density, rear yard and parking requirements.
(Continued from the Regular Meeting of September 29, 1983)

21. 81.591REC - SOUTH SIDE OF STONEMAN STREET, Review of proposed vacation of portions of Bocana Street and Stoneman Avenue for consistency with the Master Plan in connection with the planned unit development described above.
(Continued from the Regular Meeting of September 29, 1983)

5:00 P.M. (Cont)

22. 83.31MA - FERRY BUILDING COMPLEX, foot of Market Street, primarily east of The Embarcadero, Lots 000A, 000F, 000H, 000W and 1 in Assessor's Block 9900; proposed rehabilitation and expansion of the Ferry Building and the Agriculture Building to contain office and retail space, and construction of a 3-story office and retail building on Pier 1, after demolition of the existing shed, within a C-2 (Community Business) district, 84-K-1 and 84-J Height and Bulk District and the Northern Waterfront Special Use District No. 1, requiring:

1. Amendments to the Northeastern Waterfront Plan, a part of the Comprehensive Plan; and
2. Certificate of Appropriateness for alterations to the Ferry Building, Designated City Landmark No. 90; and
3. Conditional Use Authorization to permit commercial uses not directly related to the conduct of water-borne commercial navigation in the Northern Waterfront Special Use District No. 1; and exceptions to the bulk provisions of the Planning Code as provided under Section 271 and Section 303.
4. Provision of parking as may be provided under this Application or under Conditional Use Application No. 83.324C.

23. 83.324C - Seawall Lot 351 at Washington Street and The Embarcadero Lot 13 in Assessor's Block 201 - Request for authorization of Conditional Use for the construction of a 400-space mechanical OFF-STREET PARKING FACILITY to be used in conjunction with the Ferry Building complex in an RC-4 (Residential-Commercial Combined, High Density) district.

(Continued from the Regular Meeting of September 29, 1983)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission At 558-4656.

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SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 27, 1983
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

OCT 31 1983

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:00 P.M.

I. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters

1:30 P.M.

2. 83.149E - 1150 SACRAMENTO STREET at Sproule Lane, Lots 10, 11, 33, 34, 45 in Assessor's Block 22; Appeal of the Preliminary Negative Declaration for proposed construction of 69-unit, 17-story condominium apartment building and 4-story, 2-unit townhouse with 107 parking spaces; requiring demolition of existing townhouse on Lot 10 and also occupying 5 vacant lots; requiring Conditional Use Authorization.

(Continued from the Regular Meeting of October 20, 1983)

NOTE: Public Hearing has been closed.

2:00 P.M.

3. 83.216L - Consideration of TRINITY PRESBYTERIAN (Mission United) CHURCH at 3261 - 23RD STREET, southwest corner of Capp Street, Lot 35 in Assessor's Block 3642, acting on the recommendation of the Landmarks Preservation Advisory Board, to consider proposing to the Board of Supervisors the above building and site as a LAND-MARK pursuant to Article 10 of the City Planning Code.

(Continued from the Regular Meeting of October 20, 1983)

2:00 P.M. (Cont)

4. 83.31MA - FERRY BUILDING COMPLEX, foot of Market Street, primarily east of The Embarcadero, Lots 000A, 000F, 000H, 000W and 1 in Assessor's Block 9900; proposed rehabilitation and expansion of the Ferry Building and the Agriculture Building to contain office and retail space, and construction of a 3-story office and retail building on Pier 1, after demolition of the existing shed, within a C-2 (Community Business) district, 84-K-1 and 84-J Height and Bulk District and the Northern Waterfront Special Use District No. 1, requiring:

1. Amendments to the Northeastern Waterfront Plan, a part of the Comprehensive Plan; and
2. Certificate of Appropriateness for alterations to the Ferry Building, Designated City Landmark No. 90; and
3. Conditional Use Authorization to permit commercial uses not directly related to the conduct of water-borne commercial navigation in the Northern Waterfront Special Use District No. 1; and exceptions to the bulk provisions of the Planning Code as provided under Section 271 and Section 303.
4. Provision of parking as may be provided under this Application or under Conditional Use Application No. 83.324C.

(Continued from the Regular Meeting of October 20, 1983)

5. 83.324C - Seawall Lot 351 at Washington Street and The Embarcadero Lot 13 in Assessor's Block 201 - Request for authorization of Conditional Use for the construction of a 400-space mechanical OFF-STREET PARKING FACILITY to be used in conjunction with the Ferry Building Complex in an RC-4 (Residential-Commercial Combined, High Density) district.
(Continued from the Regular Meeting of October 20, 1983)
NOTE: Proposed for indefinite continuation.

6. 80.235E - YOSEMITE TRANSPORT STORAGE PROJECT, Certification of the Final Environment Impact Report for Yosemite Transport/Storage Project, a part of San Francisco Clean Water Program involving construction of sewer pipes or box culverts under Griffith Street between Palou and Van Dyke, Thomas, Avenue between Griffith and Hawes, Hawes between Thomas, and Bancroft, Bancroft between Hawes and Fitch, Yosemite between Ingalls and Hawes, Armstrong between Hawes and Ingalls, and Ingalls between Armstrong and Fitzgerald; construction of pump station and underground reservoir, northeast of Thomas Avenue between Griffith and Fitch, and possible an overflow structure connecting the proposed reservoir to the bay under the undeveloped alignment of Shafter Avenue between Fitch and the Bay.

2:00 P.M. (Cont)

7. 83.49ECQ - 1150 LOMBARD STREET in the block bounded by Chestnut, Larkin, Lombard and Hyde Streets; Lots 7, 8, 17, 18, 19 in Assessor's Block 69; Russian Hill Terrace; Appeal of the Preliminary Negative Declaration for construction on a now vacant lot of 42 dwelling units and 88 parking spaces; requiring an encroachment permit, condominium approval, modification of Conditional Use No. CU80.31 (Chestnut Street Commons) and related building permits.

8. 82.418EVA - 1171 SANSOME STREET, west side of Sansome between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Application for a Certificate of Appropriateness for construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT, acting on the pending recommendation of the Landmarks Preservation Advisory Board.
(Continued from the Regular Meeting of October 13, 1983)
NOTE: Proposed for continuation to December 1, 1983.

9. 82.221EV - 4750-55 BALBOA STREET, northeast corner at LaPlaya Street, Lots 5B and 5G in Assessor's Block 1591; Appeal of the Preliminary Negative Declaration for the construction of six 3-story townhouse units over parking for six automobiles, requiring a rear yard variance and coastal permit.

2:30 P.M.

10. 83.378D - 563 - 22ND AVENUE, west side between Anza and Balboa Streets, Lot 8A in Assessor's Block 1565; Discretionary Review of Building Permit Application No. 8306349, proposing construction of a 4-story, 2-unit building.
(Continued from the Regular Meeting of October 13, 1983)

3:00 P.M.

11. 83.528D - 3378-82 SACRAMENTO STREET, northeast corner at Walnut Street, Lot 14 in Assessor's Block 1008; Consideration of Discretionary Review of Building Permit Application No. 8308838 for a RESTAURANT with a seating capacity of up to 49 persons in a C-2 (Community Business) district in the Sacramento Street Special Use District.

12. 83.528D - 3378-82 SACRAMENTO STREET, northeast corner at Walnut Streets, Lot 14 in Assessor's Block 1008; Discretionary Review of Building Permit Application No. 8308838 for a RESTAURANT with a seating capacity of up to 49 persons in a C-2 (Community Business) district in the Sacramento Street Special Use District.

3:00 P.M. (Cont.)

13. 83.488D - 2812, 2828-30 MISSION STREET, west side between 24th and 25th Streets, Lot 27 in Assessor's Block 6516; Consideration of Discretionary Review of Building Permit Application No. 8308830 for a FAST FOOD establishment in a C-2 (Community Business) district.

14. 83.488D - 2812, 2828-30 MISSION STREET, west side between 24th and 25th Streets, Lot 27 in Assessor's Block 6516; Discretionary Review of Building Permit Application No. 8308830 for a FAST FOOD establishment in a C-2 (Community Business) district.

15. 83.286D - 2075 IRVING STREET, northeast corner at 22nd Avenue, Lot 28 in Assessor's Block 1729; Consideration of Discretionary Review of Building Permit Application No. 8305756 for a QUICK-STOP, convenience store (7-11) in a C-2 (Community Business) district.

16. 83.286D - 2075 IRVING STREET, northeast corner at 22nd Avenue, Lot 28 in Assessor's Block 1729; Discretionary Review of Building Permit Application No. 8305756 for a QUICK-STOP, convenience store (7-11) in a C-2 (Community Business) district.

4:00 P.M.

17. 83.13ED - 582 BUSH STREET, between Stockton and Grant Street; Lot 14 in Assessor's Block 271; Appeal of the Preliminary Negative Declaration for the construction of a 12-story commercial/office building, requiring Discretionary Review.
(Continued from the Regular Meeting of September 22, 1983)

18. 83.13ED - 582 BUSH STREET, between Stockton and Grant Streets; Lot 14 in Assessor's Block 271; Consideration of Discretionary Review of Building Permit Application No. 8300196-S; for the construction of a 12-story commercial/office building.
(Continued from the Regular Meeting of September 22, 1983)

19. 83.13ED - 582 BUSH STREET, between Stockton and Grant Streets; Lot 14 in Assessor's Block 271; Discretionary Review of Building Permit Application No. 8300196-S; for the construction of a 12-story commercial/office building.
(Continued from the Regular Meeting of September 22, 1983)

NOTICE OF MEETING AND CALENDAR

-5-

October 27, 1983

4:30 P.M.

20. 82.241ED - 600 HARRISON STREET, northwest corner of Second and Harrison Streets, Lot 73 in Assessor's Block 3750 - Certification of the Final Environmental Impact Report for a PLANNED UNIT DEVELOPMENT with exceptions to the Planning Code requirement for parking to construct a 238,000 gross square-foot office and retail building with 116 parking spaces in an M-1 (Light Industrial) district and an 80-K Height and Bulk District.
(Continued from the Regular Meeting of October 20, 1983)

21. 82.241EC - 600 HARRISON STREET, northwest corner of Second and Harrison Streets, Lot 73 in Assessor's Block 3750 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT with exceptions to the Planning Code requirements for parking to construct a 238,000 gross square-foot office and retail building with 116 parking spaces in an M-1 (Light Industrial) district and an 80-K Height and Bulk District.
(Continued from the Regular Meeting of October 20, 1983)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission At 558-4656.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
MONDAY
OCTOBER 31, 1983
IN THE
LURIE ROOM
OF THE
MAIN LIBRARY
10:00 A.M.

DOCUMENTS DEPT.

OCT 31 1983

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

10:00 A.M.

i. 83.418ET - AMENDMENTS TO INTERIM CONTROLS ON OFFICE AND HOTEL DEVELOPMENT IN ALL COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS. Consideration of amendments proposed by the Board of Supervisors to an ordinance amending the City Planning Code to establish interim controls on all office and hotel projects over 50,000 gross square feet in the C-1 (Neighborhood Shopping), C-2 (Community Business), C-3 (Downtown Commercial), C-M (Heavy Commercial), M-1 (Light Industrial) and M-2 (Heavy Industrial) Districts, approved on October 6, 1983, by the City Planning Commission, to add Section 175.1 to the Planning Code; the amendments would allow certain building permit applications to be processed as an exemption tied to submittal of building permit applications plus completion of substantial environmental documentation, both filed with the City as of August 25, 1983; would allow certain building permit applications to be processed as an exemption tied to submittal of building permit applications and environmental evaluation requests for projects proposing rehabilitation of an architecturally or historically significant building, both filed with the City as of August 25, 1983; and would delete the words "as of December, 1983," from proposed Sections 175.1(a) and (c)(3) to allow additional architecturally or historically significant buildings to be included in the exemptions set forth in the proposed Section 175.1(c).

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 3, 1983
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

NOV 3 1983

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

12:00 NOON - FIELD TRIP - To view the sites of matters to be considered by the City Planning Commission

1:30 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters
2. 1:45 P.M.
83.488D - 2812,2828-30 MISSION STREET, west side between 24th and 25th Streets, Lot 27 in Assessor's Block 6516; Discretionary Review of Building Permit Application No. 8308830 for a FAST FOOD establishment in a C-2 (Community Business) district.
(Continued from the Regular Meeting of October 27, 1983)
NOTE: Public Hearing Closed - Continued for consideration of adopting motion of disapproval
3. 83.286D - 2075 IRVING STREET, northeast corner at 22nd Avenue, Lot 28 in Assessor's Block 1729; Discretionary Review of Building Permit Application No. 8305756 for a QUICK-STOP, convenience store (7-11) in a C-2 (Community Business) district.
(Continued from the Regular Meeting of October 27, 1983)
NOTE: Public Hearing Closed - continued for consideration of adopting motion of disapproval
4. 83.378D - 563 - 22ND AVENUE, west side between Anza and Balboa Streets, Lot 8A in Assessor's Block 1565; Discretionary Review of Building Permit Application No. 8306349, proposing construction of a 4-story, 2-unit building.
(Continued from the Regular Meeting of October 27, 1983)

2:00 P.M.

5. 83.189EC - 1401 - 19TH AVENUE, southwest corner of Judah Street, Lot 37 in Assessor's Block 1834 - Request for a Conditional Use in an RH-2 (House, Two-Family) district to modify conditions of Resolution No. 8268, passed in 1979, to permit sale of non-automotive items at a non-conforming automobile service station on the property.
NOTE: Proposed for continuation.

6. 83.477C - 1920 OCEAN AVENUE, northwest corner at Keystone Way, Lots 20 and 20A in Assessor's Block 3281 - Request for authorization of Conditional Use to permit 21 AFFORDABLE DWELLING UNITS in lieu of the 14 dwelling units otherwise allowed on a lot with 11,394 square feet in C-2 (Community Business) district in the Ocean Avenue Affordable Housing Special Use District.

7. 83.478C - 8 KEYSTONE WAY, northeast corner at Ocean Avenue, Lot 27C in Assessor's Block 3282 - Request for authorization of Conditional Use to permit 12 AFFORDABLE DWELLING UNITS in lieu of the 8 units otherwise allowed on a lot with 6,475 square feet in a C-2 (Community Business) district in the Ocean Avenue Affordable Housing Special Use District.

8. 83.500C - 798 MONTEREY BOULEVARD, northeast corner at Ridgewood Avenue, Lot 26 in Assessor's Block 3095 - Request for authorization of Conditional Use to permit 12 AFFORDABLE DWELLING UNITS in lieu of the 9 units otherwise allowed on a lot with 7,500 square feet in an RM-1 (Mixed Residential, Low Density) district in the Monterey Boulevard Affordable HOusing Special Use District.

9. 83.478C - 981 WASHINGTON STREET, south side between Powell and Stockton Streets, Lot 24 in Assessor's Block 211 - Request for authorization of Conditional Use to permit ENLARGEMENT OF A CHURCH in an RC-4 (Residential Commercial Combined, HIgh Density) district.

10. 83.438C - 976 SOUTH VAN NESS AVENUE, west side between 20th and 21st Streets, Lot 9 in Assessor's Block 3610 - Request for authorization of Conditional Use to permit the ENLARGEMENT OF A CHURCH in an RM-1 (Mixed Residential, Low Density) district.
NOTE: Proposed for continuation to December 1, 1983.

3:00 P.M. (Cont)

11. 83.368C - 446 RANDOLPH STREET, northeast corner at Arch Street, Lot 24 in Assessor's Block 7087 - Request for authorization of Conditional Use to permit a COMMUNITY CENTER in an RH-2 (House, Two-Family) district.
(Continued from the Regular Meeting of October 6, 1983)
NOTE: Proposed for continuation.

12. 83.458C - 1311 QUESADA AVENUE, south side between Jennings and Ingalls Streets, a through lot to Revere Avenue, Lots 24 and 26 in Assessor's Block 4761 - Request for authorization of Conditional Use to permit ENLARGEMENT OF A CHURCH in an RH-1 and RH-2 (House, One and Two-Family) districts.

13. 83.465C - 3150 WASHINGTON STREET, north side between Lyon and Baker Streets, Lot 16 in Assessor's Block 982 - Request for authorization of Conditional Use to EXPAND A PRIVATE HIGH SCHOOL in an RH-3 (House, Three-Family) district.

14. 83.456C - 829 CAPP STREET, east side between 23rd and 24th Streets, Lot 59A in Assessor's Block 3642 - Request for authorization of Conditional Use to permit RESIDENTIAL CARE FOR 24 ELDERLY PERSONS in an RM-1 (Mixed Residential, Low Density) district.

15. 83.444C - 740 EUCLID AVENUE, northwest corner at Palm Avenue, Lot 23 in Assessor's Block 1039 - Request for authorization of Conditional Use to permit expansion to provide RESIDENTIAL CARE FOR 10 PERSONS in an RM-1 (Mixed Residential, Low Density) district.

16. 83.457C - 5922 CALIFORNIA STREET, north side between 21st and 22nd Avenues, Lot 17 in Assessor's Block 1381 - Request for authorization of Conditional Use to permit RESIDENTIAL CARE FOR 8 CHILDREN in an RM-1 (Mixed Residential, Low Density) district.

17. 83.483C - 1638-40 KIRKWOOD AVENUE, north side between Phelps and Newall Streets, Lots 13 and 14 in Assessor's Block 5279 - Request for authorization of Conditional Use to permit RESIDENTIAL CARE FOR 12 CHILDREN in an RH-2 (House, Two-Family) district.

18. 83.426C - BLOCKS BOUNDED BY ARMSTRONG AVENUE, on the north, GRIFFITH STREET on the south and HAWES STREET on the west, all of Assessor's Blocks 4877 and 4852 - Request for authorization of Conditional Use to permit AUTO DISMANTLING in an M-1 (Light Industrial) district.

4:00 P.M.

19. 83.212ECV - 54 McALLISTER STREET, north side between Leavenworth and Jones Streets, Lots 9 and 14 in Assessor's Block 349; Appeal of the Preliminary Negative Declaration for the (Dorothy Day Community) construction of a six- and eight-story, 23,000 square-foot, 100-unit residential development for low- and moderate income elderly persons, with 11 parking spaces provided.

NOTE: Proposed for continuation to November 10, 1983.

20. 83.517ETZ - INTERIM SOUTH OF MARKET INDUSTRIAL AND HOUSING CONSERVATION SPECIAL USE DISTRICT consisting all or portions of Assessor's Blocks 3509-35-1, 3515-3526, 3528, 3725-3733, 3752-3762, 3776-3781, 3784-3787; Appeal of the Preliminary Negative Declaration for the proposed project - the creation of an interim South of Market Industrial and Housing Conservation Special Use District to be effective for 18 months that limits the base Floor Area Ratio (FAR) limit to 2:1, and increases the off-street parking requirement for office use to one space per 250 square feet of occupied floor area where occupied floor area exceed a total of 1,000 square feet.

21. 83.517ETZ - Consideration of amendment to the City Planning Code Text and Zoning Map by adding Section 246 to create an interim South of Market Industrial Conservation Special Use District to be effective for 18 months. The proposed Special Use District to be considered by the City Planning Commission and which was initiated by the Board of Supervisors would reduce non-residential development to a Floor Area Ratio (FAR) limit of 2:1, and increase off-street parking requirements to the provision of one space for every 250 square feet of occupied floor area where total occupied floor area exceeds 1,000 square feet. The property affected includes the portion of the South of Market area generally bounded by Third Street on the east, south of the Yerba Buena Center Redevelopment Area, Townsend Street on the south side, Division and 13 Streets on the west and Minna Street to the north containing all or portions of Assessor's Blocks 3509-3511, 3515-3526, 3528, 3725-3733, 3752-2762, 3776-3781, 3784-3787 representing the following zoning districts with their respective FAR limits where applicable: C-3-S (Downtown Support), 7:1; C-M (Heavy Commercial) 9:1; M-1 and M-2 (Light and Heavy Industrial), 5:1 for both districts; P (Public), RM-2 (Mixed, Moderate Density); TH-3 (House, Three-Family); RC-3 (Residential-Commercial Combined, Medium Density) 3.6:1 for commercial floor area.

NOTICE OF MEETING AND CALENDAR

-5-

November 3, 1983

5:00 P.M.

22. 82.591EC - NORTHEAST AND SOUTHEAST CORNER of 2ND and BRYANT STREETS;
Lot 70 in Assessor's Block 3764 and Lots 54 and 55 in Assessor's
Block 3774; Public Hearing of the draft Environmental Impact
Report for the construction of a 60,000 gross square-foot
addition to one of the buildings for a total of 443,000 gross
square feet of office or high-technology trademark space; re-
quiring Conditional Use Authorization for a PLANNED UNIT
DEVELOPMENT to vary off-street parking provisions, and
EXCEPTION to Bulk Limitations.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission At 558-4656.

SPECIAL NOTE: THE COMMISSION'S SPECIAL MEETING, SCHEDULED
FOR MONDAY, OCTOBER 31, 1983, HAS BEEN
CANCELLED.

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11-10-83

SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 10, 1983
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

NOV 10 1983

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:30 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

2:00 P.M.

2. 83.74ED - 775-795 DIVISADERO STREET, southwest corner at Fulton Street, Lot 1 in Assessor's Block 1182; Discretionary Review of Building Permit Application Nos. 8301478 and 8301479 proposing retail structures having total floor area of 9,950 square feet with parking for 22 cars in a C-2 (Community Business) district and in the Divisadero Street Auto-Oriented Use Discretionary Review Area.

(Continued from the Regular Meeting of October 13, 1983)

NOTE: Proposed for continuation.

2:00 P.M. (Cont)

3. 83.31MA - FERRY BUILDING COMPLEX, foot of Market Street, primarily east of The Embarcadero, Lots 000A, 000F, 000H, 000W and 1 in Assessor's Block 9900; proposed rehabilitation and expansion of the Ferry Building and the Agriculture Building to contain office and retail space, and construction of a 3-story office and retail building on Pier 1, after demolition of the existing shed, within a C-2 (Community Business) district, 84-X-1 and 84-J Height and Bulk District and the Northern Waterfront Special Use District No. 1, requiring:

1. Amendments to the Northeastern Waterfront Plan, a part of the Comprehensive Plan; and
2. Certificate of Appropriateness for alterations of the Ferry Building, Designated City Landmark No. 90; and
3. Conditional Use Authorization to permit commercial uses not directly related to the conduct of water-borne commercial navigation in the Northern Waterfront Special Use District No. 1; and exceptions to the bulk provisions of the Planning Code as provided under Section 271 and Section 303.
4. Provision of parking as may be provided under this Application or under Conditional Use Application No. 83.324C.

(Continued from the Regular Meeting of October 27, 1983)

4. 83.324C - Seawall Lot 351 at Washington Street and The Embarcadero Lot 13 in Assessor's Block 201 - Request for authorization of Conditional Use for the construction of a 400-space mechanical Ferry Building Complex in an RC-4 (Residential-Commercial Combined, High Density) district.

(Continued from the Regular Meeting of October 27, 1983)

NOTE: Proposed for indefinite continuation.

5. 83.212ECV - 54-70 McALLISTER STREET, north side between Leavenworth and Jones Streets, Lots 9 and 14 in Assessor's Block 349; Appeal of the Preliminary Negative Declaration for the (Dorothy Day Community) construction of a six- and eight-story, 23,000 square-foot, 100 unit residential development for low- and moderate income elderly persons, with 11 parking spaces provided.

(Continued from the Regular Meeting of November 3, 1983)

2:00 P.M. (Cont)

6. 83.212ECV - 54-70 McALLISTER STREET, between Leavenworth and Jones Streets, Lot 9 and 14 in Assessor's Block 349 - Request for authorization of Conditional Use for HEIGHT EXCEEDING 40 FEET (approximately 112 feet) in a C-3-G (Downtown General Commercial), proposed RC-4 (Residential-Commercial Combined, High Density) and 240-H Height and Bulk districts.

2:30 P.M.

7. 83.418ET - AMENDMENTS TO INTERIM CONTROLS ON OFFICE AND HOTEL DEVELOPMENT IN ALL COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS. Consideration of amendments proposed by the Board of Supervisors to an ordinance amending the City Planning Code to establish interim controls on all office and hotel projects over 50,000 gross square feet in the C-1 (Neighborhood Shopping), C-2 (Community Business), C-3 (Downtown Commercial), C-M (Heavy Commercial), M-1 (Light Industrial and M-2 (Heavy Industrial) Districts, approved on October 6, 1983, by the City Planning Commission, to add Section 175.1 to the Planning Code; the amendments would allow certain building permit applications to be processed as an exemption tied to submittal of building permit applications plus completion of substantial environmental documentation, both filed with the City as of August 25, 1983; would allow certain building permit applications to be processed as an exemption tied to submittal of building permit applications and environmental evaluation requests for projects proposing rehabilitation of an architecturally or historically significant building, both filed with the City as of August 25, 1983; and would delete the words "as of December, 1983," from proposed Sections 175.1(a) and (c)(93) to allow additional architecturally or historically significant buildings to be included in the exemptions set forth in the proposed Section 175.1(c).

3:00 P.M.

8. 83.517ETZ - INTERIM SOUTH OF MARKET INDUSTRIAL AND HOUSING CONSERVATION SPECIAL USE DISTRICT CONSISTING ALL OR PORTIONS of Assessor's Blocks 3509-3511, 3515-3526, 3528, 3725-3733, 3752, 3762, 3776-3781, 3784-3787; Appeal of the Preliminary Negative Declaration for the proposed project - the creation of an interim South of Market Industrial and Housing Conservation Special Use District to be effective for 18 months that limits the base Floor Area Ratio (FAR) limit for non-residential uses to 2:1, and increases the off-street parking requirement for office use to one space per 250 square feet of occupied floor area where occupied floor area exceed a total of 1,000 square feet.

(Continued from the Regular Meeting of November 3, 1983)

3:00 P.M. (Cont)

9. 83.517ETZ - Consideration of amendment to the City Planning Code Text and Zoning Map by adding Section 246 to create an interim South of Market Industrial Conservation Special Use District to be effective for 18 months. The proposed Special Use District to be considered by the City Planning Commission and which was initiated by the Board of Supervisors would reduce non-residential development to a Floor Area Ratio (FAR) limit of 2:1, and increase off-street parking requirements for office uses to the provisions of one space for every 250 square feet of occupied floor area where total occupied floor area exceeds 1,000 square feet. The property affected includes the portion of the South of Market area generally bounded by Third Street on the east, south of the Yerba Buena Center Redevelopment Area, Townsend Street on the south side, Division and 13th Streets on the west and Minna Street to the north containing all or portions of Assessor's Blocks 3509-3511, 3515-3526, 3528, 3725-3733, 3752-3762, 3776-3781, 3784-3787 representing the following zoning districts with their respective FAR limits where applicable: C-3-S (Downtown Support), 7"1, C-M (Heavy Commercial) 9:1; M-1 and M-2 (Light and Heavy Industrial), 5:1 for both districts; P (Public), RM-2 (Mixed, Moderate Density); RH-3 (House, Three-Family); RC-3 (Residential-Commercial Combined, Medium Density) 3.6:1 for commercial floor area.
(Continued from the Regular Meeting of November 3, 1983)

3:30 P.M.

10. 83.541D - 1206-1210 MASONIC AVENUE, east side between Haight and Waller Streets; Lot 28 in Assessor's Block 1243; Consideration of Discretionary Review of Building Permit Application No. 8310265 proposing conversion of use to a RETAIL BAKERY on a property abutting the Haight Street Special Use District.

11. 83.541D - 1206-1210 MASONIC AVENUE, east side between Haight and Waller Streets, Lot 28 in Assessor's Block 1243; Discretionary Review of Building Permit Application No. 8310265 proposing conversion of use to a RETAIL BAKERY on a property abutting the Haight Street Special Use District.

4:00 P.M.

12. 83.49ECQ - RUSSIAN HILL TERRACE, 1150 LOMBARD STREET in the block bounded by Chestnut, Larkin, Lombard and Hyde Streets; Lots 7, 8, 17, 18, 19 in Assessor's Block 69; Appeal of the Preliminary Negative Declaration for construction on a now vacant lot of 42 dwelling units and 88 parking spaces; requiring an encroachment permit, condominium approval, modification of Conditional Use No. CU80.31 (Chestnut Street Commons) and related building permits. (Continued from the Regular Meeting of October 27, 1983)

13. 83.49CQ - RUSSIAN HILL TERRACE, 1120-68 LOMBARD STREET, northside, a through lot to Chestnut Street between Hyde and Larkin Streets, Lots 7, 8, 17, 18 and 19 in Assessor's Block 69 - Request for modification of conditions approving authorization of a Conditional Use (CU80.31) for a PLANNED UNIT DEVELOPMENT, with modifications to density, open space and off-street parking provisions otherwise applicable to the subject site, for approximately 42 DWELLING UNITS and 88 off-street parking spaces in an RH-3 (House, Three-Family) district and a 40-X Height and Bulk District. In an RH-3 district, 15 units could be constructed at three units per lot or by Conditional Use up to 50 units could be authorized at one unit per 1,000 square feet of lot area, or up to 61 units could be authorized as a Planned Unit Development.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

NOTICE OF MEETING

SAN FRANCISCO
CITY PLANNING COMMISSION

REGULAR MEETING
THURSDAY
NOVEMBER 17, 1983
ROOM 282, CITY HALL

The City Planning Commission will receive public comment on
THE DOWNTOWN PLAN

beginning at 4:00 p.m. or thereafter and lasting approximately 2-1/2 hours. For more specific time, contact Lee Woods, Commission Secretary at 558-4656 after Monday, November 14, 1983. Additional hearings will be set at a later date. Written comments are welcome.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL JOINT MEETING WITH THE PLANNING,
HOUSING AND DEVELOPMENT COMMITTEE OF THE
SAN FRANCISCO BOARD OF SUPERVISORS
TUESDAY
NOVEMBER 15, 1983
BOARD OF SUPERVISORS' CHAMBERS, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

NOV 18 1983

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,
Rosenblatt and Salazar.

1:30 P.M.

1. 83.517ETZ - Consideration of amendment to the City Planning Code Text and Zoning Map by adding Section 246 to create an interim South of Market Industrial Conservation Special Use District to be effective for 18 months. The proposed Special Use District to be considered by the City Planning Commission and which was initiated by the Board of Supervisors would reduce non-residential development to a Floor Area Ratio (FAR) limit of 2:1, and increase off-street parking requirements for office uses to the provisions of one space for every 250 square feet of occupied floor area where total occupied floor area exceeds 1,000 square feet. The property affected includes the portion of the South of Market area generally bounded by Third Street on the east, south of the Yerba Buena Center Redevelopment Area, Townsend Street on the south side, Division and 13th Streets on the west and Minna Street to the north containing all or portions of Assessor's Blocks 3509-3511, 3515-3526, 3528, 3725-3733, 3752-3762, 3776-3781, 3784-3787 representing the following zoning districts with their respective FAR limits where applicable: C-3-S (Downtown Support), 7:1; C-M (Heavy Commercial), 9:1; M-1 and M-2 (Light and Heavy Industrial), 5:1 for both districts; P (Public); RM-2 (Mixed, Moderate Density); RH-3 (House, Three-Family); RC-3 (Residential-Commercial Combined, Medium Density); 3.6:1 for commercial floor area.

(Continued from the Regular Meeting of November 10, 1983)

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SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 17, 1983
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

NOV 16 1983

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:00 P.M.

1. Current Matters

A. Director's Report

1. Consideration of a Resolution authorizing the Director of Planning to apply for, accept and expend up to \$80,000 in grant funds from the Economic Development Administration.
2. Informational Presentation of the Presidio of San Francisco Facilities Master Plan for Fiscal Year 1984.

1:45 P.M.

2. 83.477C - 1920 OCEAN AVENUE, northwest corner at Keystone Way, Lots 20 and 20A in Assessor's Block 3281; Request for authorization of Conditional Use to permit 21 AFFORDABLE DWELLING UNITS in lieu of the 14 dwelling units otherwise allowed on a lot with 11,394 square feet in a C-2 (Community Business) district in the Ocean Avenue Affordable Housing Special Use District.

3. 82.478C - 8 KEYSTONE WAY, northeast corner at Ocean Avenue, Lot 27C in Assessor's Block 3282; Request for authorization of Conditional Use to permit 12 AFFORDABLE DWELLING UNITS in lieu of the 8 units otherwise allowed on a lot with 6,475 square feet in a C-2 (Community Business) district in the Ocean Avenue Affordable Housing Special Use District,

4. 83.500C - 798 MONTEREY BOULEVARD, northeast corner at Ridgewood Avenue, Lot 26 in Assessor's Block 3095; Request for authorization of Conditional Use to permit 12 AFFORDABLE DWELLING UNITS in lieu of the 9 units otherwise allowed on a lot with 7,500 square feet in an RM-1 (Mixed Residential, Low Density) district in the Monterey Boulevard Affordable Housing Special Use District.

2:30 P.M.

5. 83.521U - 3283 - 22ND STREET, southeast corner at Valencia Street, Lot 34 in Assessor's Block 3636; Request for authorization of Special Use for a RESTAURANT EXPANSION of approximately 1,200 square feet in a C-2 (Community Business) district in the Valencia Street Special Use District.

6. 83.525U - 4001 - 18TH STREET, southwest corner at Noe Street, Lot 1 in Assessor's Block 3583; Request for authorization of Special Use for a RESTAURANT EXPANSION to accommodate additional seating capacity of up to 24 persons (work has already been completed without proper permits) in a C-2 (Community Business) district within the Castro Street Special Use District.

7. 83.534U - 3221 FILMORE STREET, southwest corner at Moulton Street, between Greenwich and Lombard Streets, Lot 5 in Assessor's Block 510; Request for authorization of Special Use for a FAST FOOD/ICE CREAM SHOP in a C-2 (Community Business) district within the Union Street Special Use District.

3:00 P.M.

8. 83.542U - 1977-B UNION STREET, south side between Laguna and Buchanan Streets, Lot 38 in Assessor's Block 542; Request for authorization of Special Use for a FAST FOOD/ICE CREAM SHOP in a C-2 (Community Business) district within the Union Street Special Use District.

9. 83.535U - 1821 HAIGHT STREET, south side between Shrader and Stanyan Streets, Lot 17 in Assessor's Block 1249; Request for authorization of Special Use for a DANCE HALL and to increase the occupancy of up to 150 persons within an existing bar/place of entertainment in a C-2 (Community Business) district within the Haight Street Special Use District.

10. 83.543D - 1399 CHURCH STREET, northeast corner at 26th Street, Lot 22A in Assessor's Block 6551; Consideration of Discretionary Review of Building Permit Application No. 8310324 to install a RESTAURANT/CAFE in an RC-1 (Residential-Commercial Combined, Low Density) district.

11. 83.543D - 1399 CHURCH STREET, northeast corner at 26th Street, Lot 22A in Assessor's Block 6551; Discretionary Review of Building Permit Application No. 8310324 to install a RESTAURANT/CAFE in an RC-1 (Residential-Commercial Combined, Low Density) district.

NOTICE OF MEETING AND CALENDAR

-3-

NOVEMBER 17, 1983

3:00 P.M. (Cont)

12. 83.556D - 649 DIAMOND STREET, northeast corner at Elizabeth Street, Lot 22 in Assessor's Block 2804; Consideration of Discretionary Review of Building Permit Application No. 8310230 to install a DELI/RESTAURANT within an RH-2 (House, Two-Family) district.

13. 83.556D - 649 DIAMOND STREET, northeast corner at Elizabeth Street, Lot 22 in Assessor's Block 2804; Discretionary Review of Building Permit Application No. 8310230 to install a DELI/ RESTAURANT within an RH-2 (House, Two-Family) district.

14. 82.221EV - 4750-4755 BALBOA STREET, northeast corner at LaPlaya Street, Lots 58 and 5G in Assessor's Block 1591; Appeal of the Preliminary Negative Declaration for the construction of six (6) 3-story townhouse units over parking for 6 automobiles, requiring a rear yard variance and coastal permit.
(Continued from the Regular Meeting of October 27, 1983)
NOTE: Public hearing is closed.

4:00 P.M.

15. 83.468T - Consideration of proposed text amendment to Sections 302 and 306.6 of the City Planning Code and the addition of a new Section 302.5 thereof: (1) amending the definition of "interested property owner" who may initiate a zoning or setback proceeding; (2) establishing policies, procedures and standards for administrative interim zoning controls which may be imposed by the Board of Supervisors or the City Planning Commission; (3) deleting the present Section 302(e) which makes permit applications filed subsequently to the initiation of a reclassification application subject to said application; (4) clarifying "vesting" as it applies to the building permit application review process; and (5) other non-substantive changes to conform these sections to the proposed amendments and addition.

4:30 P.M.

16. 83.13ED - 582 BUSH STREET, between Stockton and Grant Streets, Lot 14 in Assessor's Block 271; Appeal of the Preliminary Negative Declaration for the construction of a 12-story commercial/ office building, requiring Discretionary Review.
(Continued from the Regular Meeting of October 27, 1983)

4:30 P.M. (Cont)

17. 83.13ED - 582 BUSH STREET, between Stockton and Grant Streets, Lot 14 in Assessor's Block 271; Consideration of Discretionary Review of Building Permit Application No. 8300196-S for the construction of a 12-story commercial/office building. (Continued from the Regular Meeting of October 27, 1983)

18. 83.13ED - 582 BUSH STREET, between Stockton and Grant Streets, Lot 14 in Assessor's Block 271; Discretionary Review of Building Permit Application No. 8300196-S for the construction of a 12-story commercial/office building. (Continued from the Regular Meeting of October 27, 1983)

5:30 P.M.

19. 81.297E - Public hearing on the draft Environmental Impact Report for Lincoln Plaza, 554-572 Mission Street at Anthony Street, Lots 15, 17, 18 and 20 in Assessor's Block 3708. Demolition of two (2) 6-story office buildings, a photo kiosk, 200-space parking lot and possible demolition of a C-rated diner. Construction of a 33-story, 469-foot building containing about 621,000 total gross square feet, 558,000 square foot office, 9,000 square foot retail, 95 parking spaces, 4 loading spaces, and a 14,500 square foot Plaza. Requires Discretionary Review.

6:30 P.M.

20. Public meeting to receive comments on the Department of City Planning's Downtown Plan.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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ADDENDUM

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 17, 1983
ROOM 282, CITY HALL
1:00 P.M.

1:00 P.M.

1. Current Matters

A. Director's Report

3. 83.73E - Informational Presentation of the San Francisco Data Mart Project at 9th and Brannan Streets, Assessor's Block 3782 for a 146,000 square-foot, four-story wholesale computer sales and showroom facility in the Showplace Square area, also containing parking for 146 cars.

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SAN FRANCISCO
CITY PLANNING COMMISSION
NOTICE OF CANCELLATION
OF THE
REGULAR MEETING
THURSDAY
NOVEMBER 24, 1983

The Regular Meeting of the City Planning Commission scheduled for Thursday, November 24, 1983 has been cancelled.

Lee Woods, Jr.
Secretary

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL JOINT MEETING
WITH THE
SAN FRANCISCO REDEVELOPMENT AGENCY
TUESDAY
NOVEMBER 29, 1983
939 ELLIS STREET
4:00 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

4:00 P.M.

1. 83.563M - Amendments to the Northeastern Waterfront Plan, a part of the Comprehensive Plan, with respect to property within the Rincon Point - South Beach Redevelopment Area, to allow a variety of commercial uses, additional ground-level retail commercial and office space in conjunction with housing development, commercial uses above Rincon Annex, harbor-related uses in conjunction with the major park, about 700 berths in the marina, restaurant and office uses on Pier 70, and a 15% height and density bonus in conjunction with affordable housing, all as more fully described in materials available at the Department of City Planning.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission At 558-4656.

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NOTICE OF MEETING

AND CALENDAR

OF THE

SAN FRANCISCO

CITY PLANNING COMMISSION

REGULAR MEETING

THURSDAY

DECEMBER 1, 1983

ROOM 282, CITY HALL

1:00 P.M.

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:00 P.M.

1. Current Matters

A. Director's Report

1. Consideration of resolution commanding and dismissing Downtown EIR Contract Monitoring Panel.

B. Commissioners' Questions and Matters.

1:15 P.M.

2. 81.244D - 185 BERRY STREET (China Basin Project) between 3rd and 4th Streets, Lot 5 in Assessor's Block 3803; Consideration of amending Resolution No. 8991, to allow for an extension of the performance period.
3. 83.535U - 1821 HAIGHT STREET, Adoption of Final Motion disapproving Special Use Application for increase in occupancy and approving Special Use Application for a Dance Hall.
(Continued from the Regular Meeting of November 17, 1983)

1:30 P.M.

4. 83.468T - Consideration of proposed text amendment to Sections 302 and 306.6 of the City Planning Code and the addition of a new Section 302.5 thereof: (1) amending the definition of "interested property owner" who may initiate a zoning or setback proceeding; (2) establishing policies, procedures and standards for administrative interim zoning controls which may be imposed by the Board of Supervisors or the City Planning Commission; (3) deleting the present Section 302(e) which makes permit applications filed subsequently to the initiation of a reclassification application subject to said application; (4) clarifying "vesting" as it applies to the building permit application review process; and (5) other non-substantive changes to conform these sections to the proposed amendments and additions.
(Continued from the Regular Meeting of November 17, 1983)

2:00 P.M.

5. 81.11EZ - 2715 PINE STREET, south side between Broderick and Divisadero Streets, Lot 8A, 9-13, 13A, 29 and 30 in Assessor's Block 1028 and Lots 23-33 and 53 in Assessor's Block 1049 - Appeal of Preliminary Negative Declaration for rezoning from RH-2 (House, Two-Family) to RM-2 (Mixed Residential, Moderate Density) district; and construction on Lots 32 and 33 of Assessor's Block 1049 of a 3-story, 8-unit building.

(Continued from the Regular Meeting of October 13, 1983)

NOTE: Proposed for continuation to February 2, 1984.

6. 83.11EZ - 2715 PINE STREET, south side between Broderick and Divisadero Streets, Lots 8A, 9-13, 13A, 29 and 30 in Assessor's Block 1028 and Lots 23-33 and 53 in Assessor's Block 1049 - Request to reclassify property from an RH-2 (House, Two-Family) district to an RH-1 (House, Three-Family) district.

NOTE: Proposed for continuation to February 2, 1983.

7. 83.296EZ - 1554 VALLEJO STREET, north side between Van Ness Avenue and Polk Street, Lot 16 in Assessor's Block 550 - Request to reclassify property from an RH-3 (House, Three-Family) district to a C-2 (Community Business) district.

2:30 P.M.

8. 83.485C - 720 VALENCIA STREET, west side between 18th and 19th Streets, Lot 13 in Assessor's Block 3855B - Request for Authorization of Conditional Use to permit an ADDITION TO A VETERINARY HOSPITAL in a C-M (Heavy Commercial) district.

9. 83.550C - 660 LOMBARD STREET, south side between Mason and Powell Streets, a through lot to Chestnut Street, Lot 14 in Assessor's Block 64 - Request for Authorization of Conditional Use to permit EXPANSION of a COMMUNITY CENTER in an RM-2 (Mixed Residential, Moderate Density) district.

10. 83.379EC - 43-49 CHENERY STREET, east side between 30th and Randall Streets, Lot 29 in Assessor's Block 6657 - Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to construct up to four new apartment units and a new one-family dwelling requiring modification of standards for rear yards, density and dwelling unit orientation to open space.

2:30 P.M. (Cont)

11. 83.465C - 3150 WASHINGTON STREET, north side between Lyon and Baker Streets, a through lot with frontage on Jackson Street; Lot 16 in Assessor's Block 982 - Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to enlarge a private SECONDARY SCHOOL including modification of standards for building coverage and height in the required rear yard area in an RH-3 (House, Three-Family) district.

3:30 P.M.

12. 83.383C - 330-360 FILMORE STREET, east side between Page and Haight Streets, Lot 22 in Assessor's Block 849 - Request for Authorization of Conditional Use to permit an OFF-STREET PARKING FACILITY for 68 cars in an RM-1 (Mixed Residential, Low Density) district.

13. 83.536C - 1545-51 and 1563 PAGE STREET, south side between Ashbury and Masonic Streets, Lots 24-26 in Assessor's Block 232 - Request for Authorization of Conditional Use to permit EXPANSION OF A PRIVATE HIGH SCHOOL in an RM-1 (Mixed Residential, Low Density) district.

NOTE: Proposed for continuation to January 5, 1984.

14. 83.494C - 1198 FULTON STREET, northwest corner at Scott Street, Lot 15 in Assessor's Block 775 - Request for Authorization of Conditional Use to permit approximately seven guest rooms in a DESIGNATED CITY LANDMARK in an RH-3 (House, Three-Family) district.

15. 83.438C - 976 SOUTH VAN NESS AVENUE, west side between 20th and 21st Streets, Lot 9 in Assessor's Block 3610 - Request for Authorization of Conditional Use to permit the ENLARGEMENT OF A CHURCH in an RM-1 (Mixed Residential, Low Density) district.

4:30 P.M.

16. 83.571D - 228 COLUMBUS AVENUE, east side between Broadway and Pacific Avenue; Lot 21 in Assessor's Block 162; Consideration of Discretionary Review of Building Permit Application No. 8310232 to convert vacant ground floor commercial space to a SAVINGS AND LOAN (Financial Institution) in a C-2 (Community Business) zoning district.

17. 83.571D - 228 COLUMBUS AVENUE, east side between Broadway and Pacific Avenue, Lot 21 in Assessor's Block 162; Discretionary Review of Building Permit Application No. 8310232 to convert vacant ground floor commercial space to a SAVINGS AND LOAN (Financial Institution) in a C-2 (Community Business) zoning district.

4:30 P.M. (Cont)

18. 83.149C - 1130-50 SACRAMENTO STREET at Sproule Lane, Lots 10, 11, 33, 34, 44 and 45 in Assessor's Block 22; Request for Authorization of Conditional Use for buildings EXCEEDING HEIGHT OF 40 FEET (approximately 160 feet and 52 feet) in an R1-4 (Mixed Residential, High Density) district and a 160-A Height and Bulk district.
19. 83.212ECV - 54-70 McALLISTER STREET, north side between Leavenworth and Jones Streets, Lots 9 and 14 in Assessor's Block 349; Appeal of the Preliminary Negative Declaration for the (Dorothy Day Community) construction of a six- and eight-story, 23,000 square-foot, 100-unit residential development for low- and moderate-income elderly persons, with 11 parking spaces provided. (Continued from the Regular Meeting of November 10, 1983)
20. 83.212ECV - 54-70 McALLISTER STREET, between Leavenworth and Jones Streets, Lots 9 and 14 in Assessor's Block 349 - Request for Authorization of Conditional Use for HEIGHT EXCEEDING 40 FEET (approximately 75 feet) in a C-3-G (Downtown General Commercial), proposed K-4 (Residential-Commercial Combined, High Density) and 240-H Height and Bulk districts. (Continued from the Regular Meeting of November 10, 1983)
21. 82.418EVA - 1171 SANSCOME STREET, west side of Sansome between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Certification of the Final Environmental Impact Report for construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT.
22. 82.418 EVA - 1171 SANSCOME STREET, west side of Sansome between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Application for a Certificate of Appropriateness for construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT, acting on the recommendation of the Landmarks Preservation Advisory Board, for Disapproval. (Continued from the Regular Meeting of October 27, 1983)
23. 82.418EVA - 1171 SANSCOME STREET, west side of Sansome between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Discretionary Review for Building Permit Application No. 8206714-S for construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT.

NOTICE OF MEETING AND CALENDAR

-5-

December 1, 1983

4:30 P.M. (Cont)

24. 83.556D - 649 DIAMOND STREET, Adoption of the Final Motion approving
a Special Use Application for a DELI.
(Continued from the Regular Meeting of November 17, 1983)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission At 558-4656.

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SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 8, 1983
ROOM 282, CITY HALL
1:30 P.M.

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:30 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters

2:00 P.M.

2. 83.426C - BLOCKS BOUNDED BY ARMSTRONG AVENUE, on the north, GRIFFITH STREET on the south and HAWES STREET on the west, all of Assessor's Blocks 4877 and 4852 - Request for Authorization of Conditional Use to permit AUTO DISMANTLING in an M-1 (Light Industrial) district.
(Continued from the Regular Meeting of November 3, 1983)
3. 83.534U - 3221 FILMORE STREET, southwest corner at Moulton Street, between Greenwich and Lombard Streets, Lot 5 in Assessor's Block 510; Request for Authorization of Special Use for a FAST FOOD/ICE CREAM SHOP in a C-2 (Community Business) district within the Union Street Special Use District.
(Continued from the Regular Meeting of November 17, 1983)
4. 83.118ED - 1545 DIVISADERO STREET, Lot 24 in Assessor's Block 1279, Consideration of Discretionary Review of Building Permit Application No. 8301980 to construct a 45-space parking lot.
5. 83.118ED - 1545 DIVISADERO STREET, Lot 24 in Assessor's Block 1279; Discretionary Review of Building Permit Application No. 8301980 to construct a 45-space parking lot.

NOTICE OF MEETING AND CALENDAR

-2-

December 8, 1983

2:00 P.M. (Cont)

6. 83.74ED - 775-795 DIVISADERO STREET, southwest corner at Fulton Street, Lot 1 in Assessor's Block 1182; Discretionary Review of Building Permit Application Nos. 8301478 and 8301479 proposing retail structures having total floor area of 9,950 square feet with parking for 22 cars in a C-2 (Community Business) district and in the Divisadero Street Auto-Oriented Use Discretionary Review Area.

(Continued from the Regular Meeting of November 10, 1983)

3:00 P.M.

7. 82.221EV - 4750-4755 BALBOA STREET, northeast corner at LaPlaya Street, Lots 58 and 5G in Assessor's Block 1591; Appeal of the Preliminary Negative Declaration for the construction of six (6) 3-story townhouse units over parking for 6 automobiles requiring a rear yard variance and coastal permit.

(Continued from the Regular Meeting of November 17, 1983)

NOTE: Public hearing is closed.

8. 83.13ED - 582 BUSH STREET, between Stockton and Grant Streets, Lot 14 in Assessor's Block 271; Appeal of the Preliminary Negative Declaration for the construction of a 12-story commercial/office building, requiring Discretionary Review.

(Continued from the Regular Meeting of November 17, 1983)

9. 83.14ED - 582 BUSH STREET, between Stockton and Grant Streets, Lot 14 in Assessor's Block 271; Consideration of Discretionary Review of Building Permit Application No. 8300196-S for the construction of a 12-story commercial/office building.

(Continued from the Regular Meeting of November 17, 1983)

10. 83.13ED - 582 BUSH STREET, between Stockton and Grant Streets, Lot 14 in Assessor's Block 271; Discretionary Review of Building Permit Application No. 8300196-S for the construction of a 12-story commercial/office building.

(Continued from the Regular Meeting of November 17, 1983)

10A. 83.383C - 330-360 FILLMORE STREET, Adoption of Final Motion approving Conditional Use Authorization for an OFF-STREET PARKING FACILITY for 68 cars.

(Continued from the Regular Meeting of December 1, 1983)

3:00 P.M. (Cont)

11. 83.181ED - 3145 TURK BOULEVARD, south side, between Arguello Boulevard and Willard Street; Lot 37 in Assessor's Block 1142, Consideration of Discretionary Review of Building Permit Application No. 8303561; proposing demolition of existing 12-unit apartment building and construction of a new 12-unit condominium.

12. 83.181ED - 3145 TURK BOULEVARD, south side, between Arguello Boulevard and Willard Street; Lot 37 in Assessor's Block 1142, Discretionary Review of Building Permit Application No. 8303561; proposing demolition of existing 12-unit apartment building and construction of a new 12-unit condominium.

Adjournment.

SPECIAL NOTE: At its Regular Meeting scheduled for December 15, 1983, the City Planning Commission will receive additional public comment on the Department of City Planning's proposed DOWNTOWN PLAN.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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NOTICE OF MEETING
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OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 15, 1983
ROOM 282, CITY HALL
1:00 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:00 P.M.

1. The City Planning Commission will receive public comment on

THE DOWNTOWN PLAN

This hearing will conclude the first round of public comment on the Plan. Interested parties are invited to testify and/or submit written comments at the hearing or prior to January 10, 1984. Additional hearings will be scheduled subsequent to the release of staff revisions to the Plan, the Draft Environmental Impact Report, and Draft Code Language at the end of January, 1984.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,
Please Call Lee Woods, Administrative Secretary,
City Planning Commission, At 558-4656.

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SAN FRANCISCO
CITY PLANNING COMMISSION
NOTICE OF CANCELLATION
OF THE
REGULAR MEETING
THURSDAY
DECEMBER 22, 1983

The Regular Meeting of the City Planning Commission scheduled for Thursday, December 22, 1983 has been cancelled.

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SAN FRANCISCO
CITY PLANNING COMMISSION
NOTICE OF CANCELLATION
OF THE
REGULAR MEETING
THURSDAY
DECEMBER 29, 1983

The Regular Meeting of the City Planning Commission scheduled for Thursday, December 29, 1983 has been cancelled.

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